

Richard 28

LEGEND

These standard symbols will be found in the drawing.

- STONE FOUND
- UTILITY POLE
- PIPE FOUND
- REBAR SET
- PK NAIL SET
- RR SPIKE FOUND
- IRON PIN FOUND
- FENCE POST
- HARRISON MONUMENT
- TREES
- WOOD POST FENCE
- FENCE
- TREE LINE
- NOW OR FORMERLY

MONROE COUNTY, INDIANA

NOTE:

- 1) Reference is made to a survey dated September 14, 1973 by Edund O. Farkas
- 2) Reference is made to a survey dated July 30, 1991 by Stephen E. Ramsey for Sarkas Tarzian, Inc.
- 3) Reference is made to a survey dated January 9, 2004 by Jess A. Gwinn for Baynes Administrative Subdivision
- 4) Reference is made to a survey dated December 21, 2002 by Bledsoe Tapp & Riggan for Baynes Administrative Subdivision
- 5) $\frac{1}{8}$ Rebar will be set at all lot corners.
- 6) Source of Title now or formerly owned by Alton H. Deckard Instrument # 2000020277 as found in the office of the Monroe County Recorder.
- 7) Fieldwork completed November 2006.
- 8) This property is subject to a 30' power line easement as found in Deed Record 100 Pg. 419
- 9) Bases of bearing (State Plane).
- 10) I affirm, under penalties for perjury, that I have taken reasonable care to reflect each Social Security number in this document, unless required by law.

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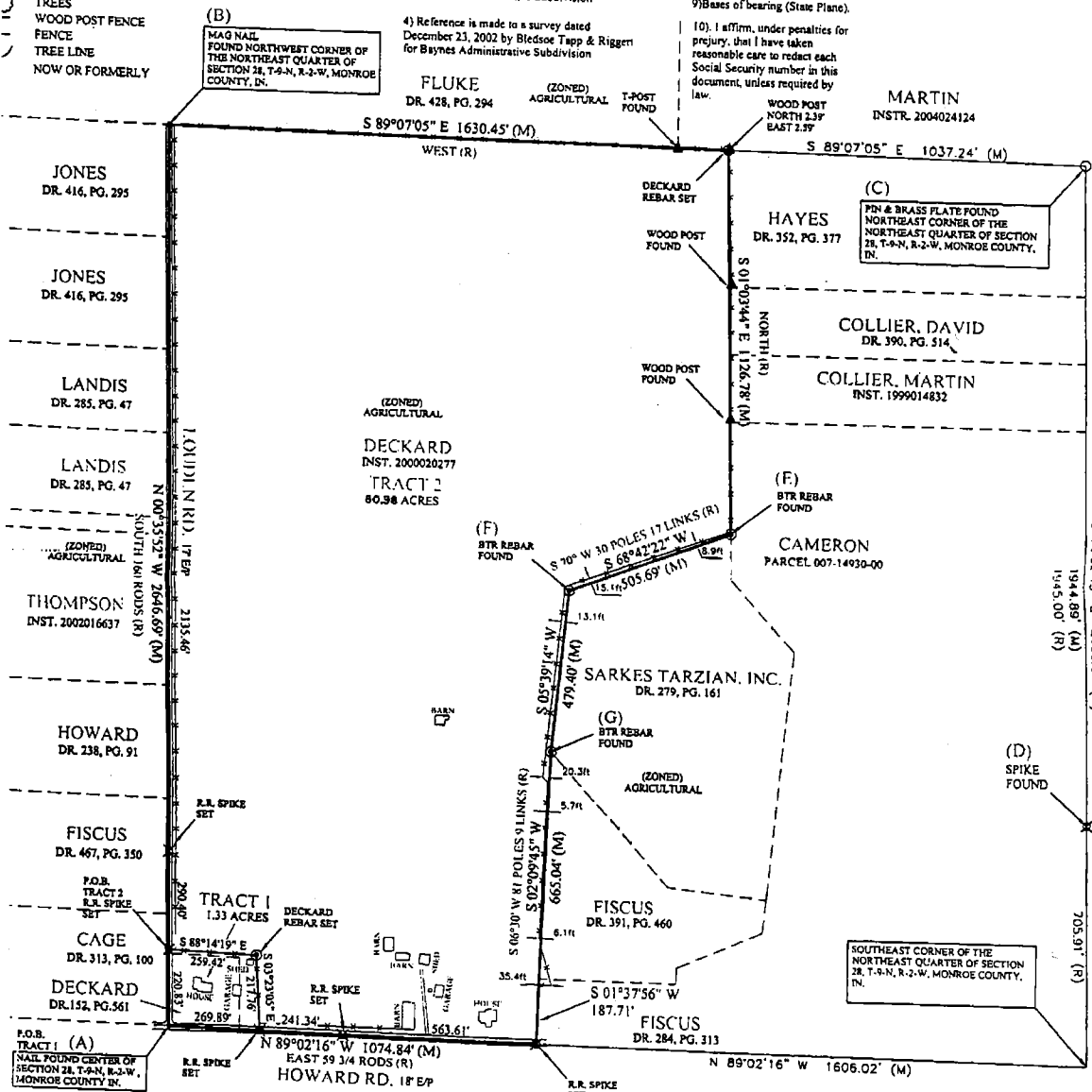
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CERTIFICATION

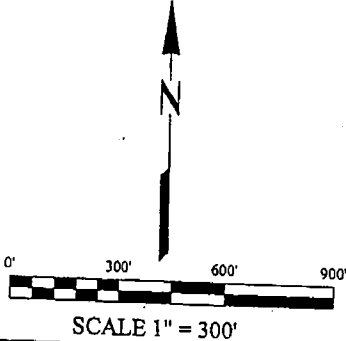
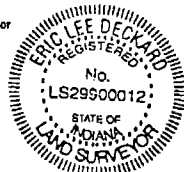
The within survey was performed without benefit of source of title and is subject to any statement of facts revealed by the same.

Easements have been located in the field and prepared with this survey drawing. This qualification will be removed upon receipt and inspection of current title work.

Subject to the above reservation, the survey work shown herein was performed either by me or under my direct supervision and control and to the best of my knowledge and belief was performed according to the survey requirements in 865 IAC 1-12-1 through 19.

Certified this 15 day of December, 2006

ERIC L. DECKARD
Registered Surveyor LS29900012



1/2

LOCATION MAP

TRACT 1

A Part of the Northeast quarter of Section 28, Township 9 North, Range 2 West, Monroe County, Indiana, being more particularly described as follows:

BEGINNING at nail found at the intersection of Loudon and Howard Road marking the Southwest corner of the Northeast quarter of said Section 28; thence North 00 degrees 35 minutes 52 seconds West along the west line of said Northeast quarter and the center line of Loudon Road for a distance of 220.83 feet to a R.R. spike; thence South 88 degrees 14 minutes 19 seconds East for a distance of 259.42 feet to a rebar set; thence South 03 degrees 23 minute 05 seconds East for a distance of 217.76 feet to a R.R. spike on the south line of said northeast quarter and the centerline of Howard; thence North 89 degrees 02 minutes 16 seconds West along said south line and the centerline of Howard Road for a distance of 269.89 feet to the Point of Beginning containing 1.33 acres more or less.

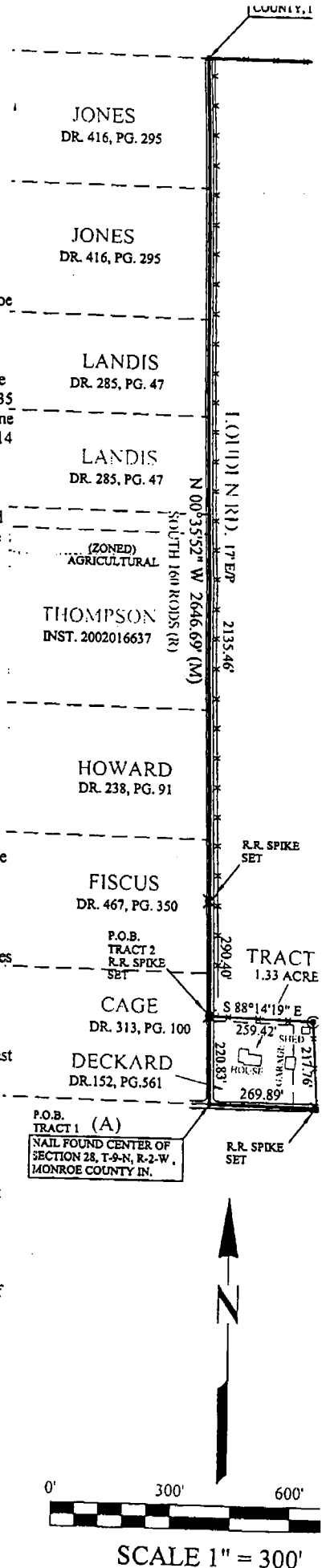
Subject to a 25' right-of-way from the centerline of Loudon and Howard Rd. and all easements of record.

TRACT 2

A Part of the Northeast quarter of Section 28, Township 9 North, Range 2 West, Monroe County, Indiana, being more particularly described as follows:

COMMENCING at nail found at the intersection of Loudon and Howard Road marking the Southwest corner of the Northeast quarter of said Section 28; thence North 00 degrees 35 minutes 52 seconds West along the west line of said Northeast quarter and the center line of Loudon Road for a distance of 220.83 feet to a R.R. spike marking the Point of Beginning; thence continuing North 00 degrees 35 minutes 52 seconds West for a distance of 2425.86 feet to a mag nail found marking the Northwest corner of the Northeast quarter of said Section 28; thence South 89 degrees 07 minutes 05 seconds East along the north line of said Northeast quarter for a distance of 1630.45 feet to a rebar stamped Deckard; thence South 01 degrees 03 minutes 44 seconds East along a existing fence for a distance of 1126.78 feet to a rebar found stamped BTR; thence South 68 degrees 42 minutes 22 seconds West for a distance of 505.69 feet to a rebar found stamped BTR; thence South 05 degrees 39 minutes 14 seconds West for a distance of 479.40 feet to a rebar stamped BTR; thence South 02 degrees 09 minutes 45 seconds West for a distance of 665.04 feet; thence South 01 degrees 37 minutes 56 seconds West for a distance of 187.71 feet to R.R. spike on the south line of said northeast quarter and the centerline of Howard Road; thence North 89 degrees 02 minutes 16 seconds West along said south line and said centerline for a distance of 804.95 to a R.R. spike; thence North 03 degrees 23 minutes 05 seconds West for a distance of 217.76 feet to a rebar stamped Deckard; thence North 88 degrees 14 minutes 19 seconds West for a distance of 259.42 feet to the Point of Beginning containing 80.98 acres more or less.

Subject to a 25' right-of-way from the centerline of Loudon and Howard Rd. and all easements of record.



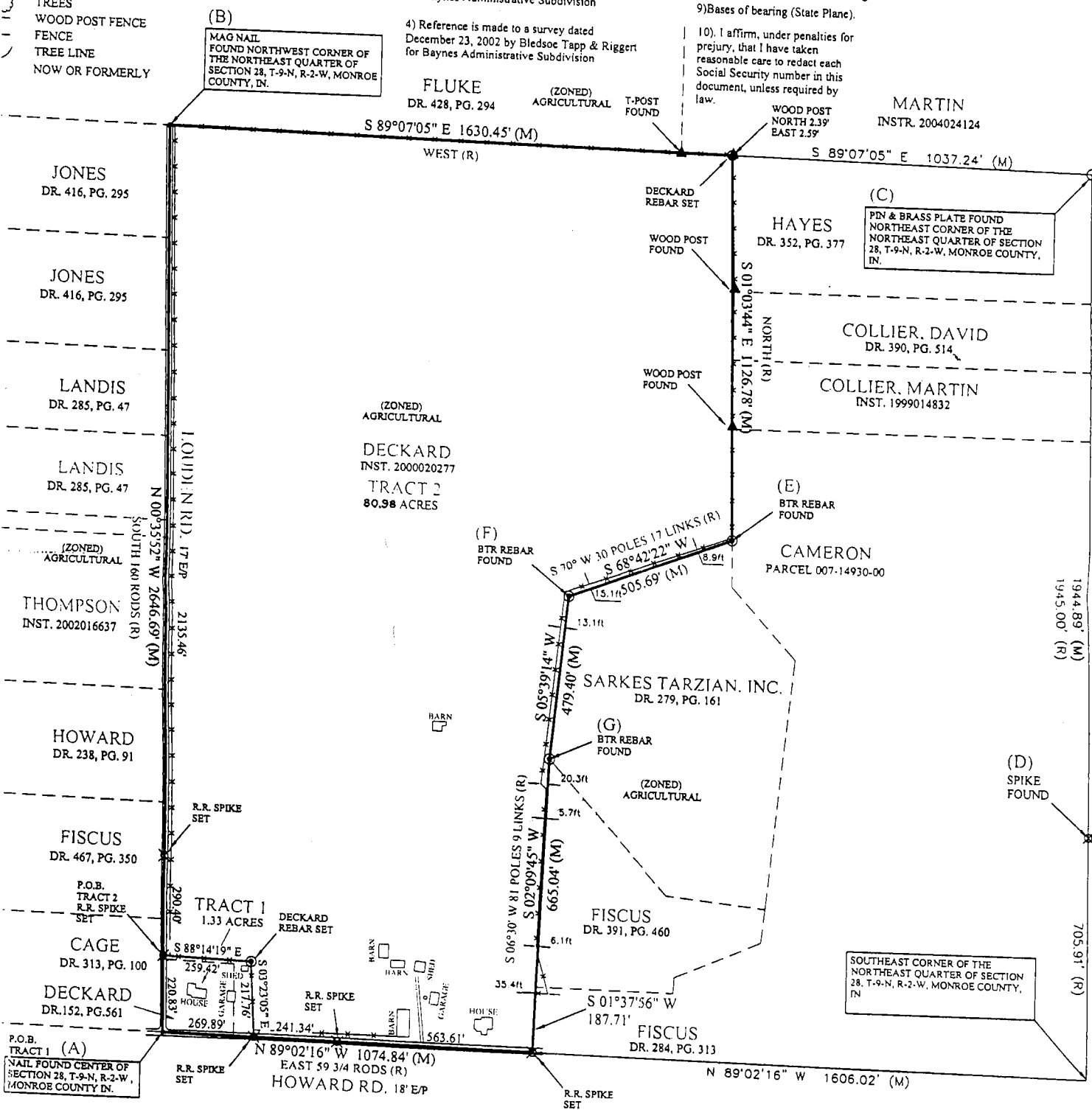
LEGEND

These standard symbols will be found in the drawing.

- STONE FOUND
- UTILITY POLE
- PIPE FOUND
- REBAR SET
- PK NAIL SET
- RR SPIKE FOUND
- IRON PIN FOUND
- FENCE POST
- HARRISON MONUMENT
- TREES
- WOOD POST FENCE
- FENCE
- TREE LINE
- NOW OR FORMERLY

NOTE:

- 1) Reference is made to a survey dated September 14, 1973 by Edund O. Farkas
- 2) Reference is made to a survey dated July 30, 1991 by Stephen E. Ramsey for Sarkas Tarzian, Inc
- 3) Reference is made to a survey dated January 9, 2004 by Jess A. Gwinn for Baynes Administrative Subdivision
- 4) Reference is made to a survey dated December 23, 2002 by Bledsoe Tapp & Riggert for Baynes Administrative Subdivision
- 5) § Rebar will be set at all lot corners.
- 6) Source of Title now or formerly owned by Alton H. Deckard Instrument # 2000020277 as found in the office of the Monroe County Recorder.
- 7) Fieldwork completed November 2006.
- 8) This property is subject to a 30' power line easement as found in Deed Record 100 Pg. 419
- 9) Bases of bearing (State Plane).
- 10) I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.



CERTIFICATION

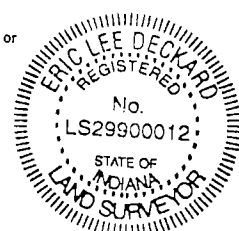
The within survey was performed without benefit of source of title and is subject to any statement of facts revealed by the same.

Easements have been located in the field and prepared with this survey drawing. This qualification will be removed upon receipt and inspection of current title work.

Subject to the above reservation, the survey work shown hereon was performed either by me or under my direct supervision and control and to the best of my knowledge and belief was performed according to the survey requirements in 865 IAC 1-12-1 through 19.

Certified this 6 day of December, 2006

ERIC L. DECKARD
Registered Surveyor LS29900012



SCALE 1" = 300'

28-9-2W

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28-9-2W

LOCATION. AP

TRACT 1

A Part of the Northeast quarter of Section 28, Township 9 North, Range 2 West, Monroe County, Indiana, being more particularly described as follows:

BEGINNING at nail found at the intersection of Loudon and Howard Road marking the Southwest corner of the Northeast quarter of said Section 28; thence North 00 degrees 35 minutes 52 seconds West along the west line of said Northeast quarter and the center line of Loudon Road for a distance of 220.83 feet to a R.R. spike; thence South 88 degrees 14 minutes 19 seconds East for a distance of 259.42 feet to a rebar set; thence South 03 degrees 23 minute 05 seconds East for a distance of 217.76 feet to a R.R. spike on the south line of said northeast quarter and the centerline of Howard; thence North 89 degrees 02 minutes 16 seconds West along said south line and the centerline of Howard Road for a distance of 269.89 feet to the Point of Beginning containing 1.33 acres more or less.

Subject to a 25' right-of-way from the centerline of Loudon and Howard Rd. and all easements of record.

TRACT 2

A Part of the Northeast quarter of Section 28, Township 9 North, Range 2 West, Monroe County, Indiana, being more particularly described as follows:

COMMENCING at nail found at the intersection of Loudon and Howard Road marking the Southwest corner of the Northeast quarter of said Section 28; thence North 00 degrees 35 minutes 52 seconds West along the west line of said Northeast quarter and the center line of Loudon Road for a distance of 220.83 feet to a R.R. spike marking the Point of Beginning; thence continuing North 00 degrees 35 minutes 52 seconds West for a distance of 2425.86 feet to a mag nail found marking the Northwest corner of the Northeast quarter of said Section 28; thence South 89 degrees 07 minutes 05 seconds East along the north line of said Northeast quarter for a distance of 1630.45 feet to a rebar stamped Deckard; thence South 01 degrees 03 minutes 44 seconds East along a existing - - fence for a distance of 1126.78 feet to a rebar found stamped BTR; thence South 68 degrees 42 minutes 22 seconds West for a distance of 505.69 feet to a rebar found stamped BTR; thence South 05 degrees 39 minutes 14 seconds West for a distance of 479.40 feet to a rebar stamped BTR; thence South 02 degrees 09 minutes 45 seconds West for a distance of 665.04 feet; thence South 01 degrees 37 minutes 56 seconds West for a distance of 187.71 feet to R.R. spike on the south line of said northeast quarter and the centerline of Howard Road; thence North 89 degrees 02 minutes 16 seconds West along said south line and said centerline for a distance of 804.95 to a R.R. spike; thence North 03 degrees 23 minutes 05 seconds West for a distance of 217.76 feet to a rebar stamped Deckard; thence North 88 degrees 14 minutes 19 seconds West for a distance of 259.42 feet to the Point of Beginning containing 80.98 acres more or less.

Subject to a 25' right-of-way from the centerline of Loudon and Howard Rd. and all easements of record.

JONES
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THOMPSON
INST. 2002016637

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P.O.B.
TRACT 2
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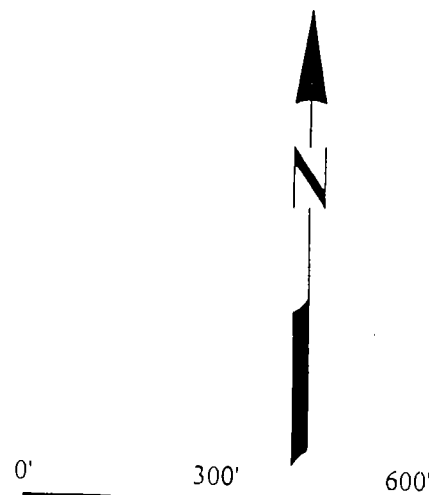
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P.O.B.
TRACT 1 (A)
NAIL FOUND CENTER OF
SECTION 28, T-9-N, R-2-W,
MONROE COUNTY IN.

R.R. SPIKE
SET

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R.R. SPIKE
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SCALE 1" = 300'

2/2

TRI CO SURVEYING & MAPPING

Edmund O. Farkas
Registered Land Surveyor

(812) 876-2305

P. O. Box 96
Ellettsville, Indiana 47429

Carl & Shirley Landis

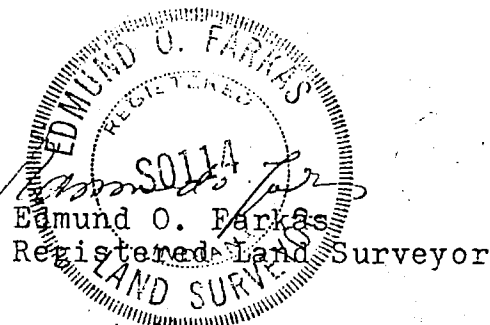
TRACT No. 3.

Description;

Part of the Northeast Quarter of the Northwest Quarter of Section Twenty-Eight (28), Township Nine (9) North, Range Two (2) West, Monroe County, Indiana and more particularly described as follows;

Beginning South 660.00 feet from the Northeast Corner of said Quarter Section, thence South 247.50 feet on the East Line of said Quarter and on Loudon Road to a Point, thence North Eighty-Eight (88) Degrees and Thirty-Three (33) Minutes West 1352.16 feet to an iron Rod and to the West Line of said Quarter Quarter Section, thence North Zero (00) Degrees and Eight (08) Minutes West 247.50 feet on the said West Line to an iron Rod, thence South Eighty-Eight (88) Degrees and Thirty-Three (33) Minutes East 1352.73 feet to the place of beginning.

Containing 7.68 Acres more or less.



Sec 28

Evans

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Edmund O. Farkas
Registered Land Surveyor

(812) 876-2305

P. O. Box 96
Ellettsville, Indiana 47429

Description (South Half of Tract 8)


Part of the Southeast Quarter of the Northwest Quarter of Section Twenty-Eight (28), Township Nine (9) North, Range Two (2) west, Monroe County, Indiana, and more particularly described as Follows:

Beginning at the Southeast Corner of said Quarter Section, thence North Eighty-Eight (88) Degrees and Thirty-Three (33) Minutes West 674.05 feet on the South Line of said Quarter Section and on Howard Road to a point, thence North Zero (00) Degrees and Five (05) Minutes West 337.37 feet to an iron pipe, thence South Eighty-Eight (88) Degrees and Thirty-Three (33) Minutes East 674.52 feet to the East Line of said Quarter Quarter Section and to Loudon Road, thence South on the said East Line and on the said Road 337.33 feet to the place of beginning.

Containing 5.22 Acres, more or less.

Edmund O. Farkas

Edmund O. Farkas
Registered Land Surveyor
Ind. Reg. No. 508145



TRI CO SURVEYING & MAPPING

Edmund O. Farkas
Registered Land Surveyor

(812) 876-2305

P. O. Box 96
Ellettsville, Indiana 47429

Carl & Shirley Landis

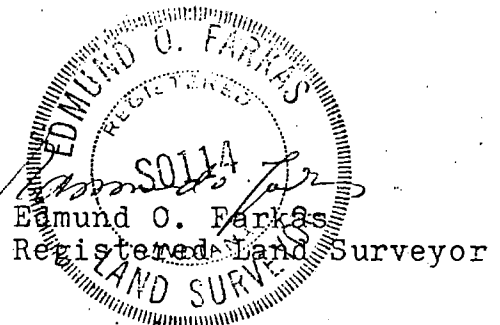
TRACT No. 3.

Description;

Part of the Northeast Quarter of the Northwest Quarter of Section Twenty-Eight (28), Township Nine (9) North, Range Two (2) West, Monroe County, Indiana and more particularly described as follows;

Beginning South 660.00 feet from the Northeast Corner of said Quarter Section, thence South 247.50 feet on the East Line of said Quarter and on Loudon Road to a Point, thence North Eighty-Eight (88) Degrees and Thirty-Three (33) Minutes West 1352.16 feet to an iron Rod and to the West Line of said Quarter Quarter Section, thence North Zero (00) Degrees and Eight (08) Minutes West 247.50 feet on the said West Line to an iron Rod, thence South Eighty-Eight (88) Degrees and Thirty-Three (33) Minutes East 1352.73 feet to the place of beginning.

Containing 7.68 Acres more or less.



TRI CO SURVEYING & MAPPING

Edmund O. Farkas
Registered Land Surveyor

(812) 876-2305

P. O. Box 96
Ellettsville, Indiana 47429

Carl Landis

r

Shirley Landis

TRACT No. 4.

Description:

Part of the Northeast Quarter of the Northwest Quarter of Section Twenty-Eight (28), Township Nine (9) North, Range Two (2) West, Monroe County, Indiana and more particularly described as follows;

Beginning South 907.50 feet from the Northeast Corner of said Quarter Section, thence North Eighty-Eight (88) Degrees and Thirty-Three (33) Minutes West 1352.16 feet to an iron Rod and to the West Line of said Quarter Quarter Section, thence South Zero (00) Degrees and Eight (08) Minutes East 247.50 feet on the said West Line to an iron Rod, thence South Eighty-Eight (88) Degrees and Thirty-Three (33) Minutes East 1351.58 feet to the East Line of said Quarter and to Loudon Road, thence on the said East Line and on the said Road North 247.50 feet to the place of beginning.

Containing 7.68 Acres more or less.



TRI CO SURVEYING & MAPPING

Edmund O. Farkas
Registered Land Surveyor

(812) 876-2305

P. O. Box 96
Ellettsville, Indiana 47429

Howard

Description.

Part of the Southeast Quarter of the Northwest Quarter of Section Twenty-Eight (28), Township Nine (9) North, Range Two (2) West, Richland Township, Monroe County, Indiana, and more particularly described as follows:

Beginning 674.66 feet North from the Southeast Corner of said Northwest Quarter, thence North Eighty-Eight (88) Degrees and Thirty-Three (33) Minutes West 675.00 feet to a pipe, thence North 330.00 feet to a point, thence South Eighty-Eight (88) Degrees and Thirty-Three (33) Minutes East 675.00 feet to the East Line of said Quarter Section and to Loudon Road, thence South on the said East Line and on the said Road 330.00 feet to the place of beginning.

Containing 5.11 Acres more or less.

Subject to a Thirty (30) Feet Wide Road Easement being part of the said Quarter Quarter Section and more particularly described as follows:

Beginning 674.66 feet North from the Southeast Corner of said Quarter Section, thence North Eighty-Eight (88) Degrees and Thirty-Three (33) Minutes West 675.00 feet, thence North 30 feet, thence South Eighty-Eight (88) Degrees and Thirty-Three (33) Minutes East 675.00 feet to the East Line of said Quarter Section and to Loudon Road, thence on the said East Line and on the said Road South 30.00 feet to the place of beginning.

Edmund O. Farkas
Edmund O. Farkas
Registered Land Surveyor
Ind. Reg. No. 50114

TRI CO SURVEYING & MAPPING

Edmund O. Farkas
Registered Land Surveyor

(812) 876-2305

P. O. Box 96
Ellettsville, Indiana 47429

TRACT No. 8.

Description:

Part of the Southeast Quarter of the Northwest Quarter of Section Twenty-Eight (28), Township Nine (9) North, Range Two (2) West, Monroe County, Indiana and more particularly described as follows;

Beginning at the Southeast Corner of said Quarter Section, thence North Eighty-Eight (88) Degrees and Thirty-Three (33) Minutes West 674.05 feet on the South Line of said Quarter Section and on Howard Road to a Point, thence North Zero (00) Degrees and Five (05) Minutes West 674.74 feet to an iron Rod, thence South Eighty-Eight (88) Degrees and Thirty-Three (33) Minutes East 675.00 feet to the East Line of said Quarter Section and to Loudon Road, thence on the said East Line and on Loudon South 674.66 feet to the place of beginning.

Containing 10.44 Acres more or less.



TRI CO SURVEYING & MAPPING

Edmund O. Farkas
Registered Land Surveyor

(812) 876-2305

P. O. Box 96
Ellettsville, Indiana 47429

John Jamison

TRACT No. 5.

Description:

Part of the East Half of the Northwest Quarter of Section Twenty-Eight (28), Township Nine (9) North, Range Two (2) West, Monroe County, Indiana and more particularly described as follows:

Beginning South 1155.00 feet from the Northeast Corner of said Quarter Section, thence South on the East Line of said Quarter and on Loudon Road 495.00 feet to a Point, thence North Eighty-Eight (88) Degrees and Thirty-Three (33) Minutes West 1350.43 feet to the West Line of said East Half, thence North Zero (00) Degrees and Eight (08) Minutes West 495.00 feet on the said West Line to an iron Rod, thence South Eighty-Eight (88) Degrees and Thirty-Three (33) Minutes East 1351.58 feet to the place of beginning.

Containing 15.35 Acres more or less.



TRI CO SURVEYING & MAPPING

Edmund O. Farkas
Registered Land Surveyor

(812) 876-2305

P. O. Box 96
Ellettsville, Indiana 47429

BRADLEY
Howard
East 1/2 Tract No. 6

TRACT No. 6.

Description.

Part of the Southeast Quarter of the Northwest Quarter of Section Twenty-Eight (28), Township Nine (9) North , Range Two (2) West, Monroe County, Indiana and more particularly described as follows:

Beginning South 1650.00 feet from the Northeast Corner of said Quarter Section, thence North Eighty-Eight (88) Degrees and Thirty-Three (33) Minutes West 1350.43 feet to an iron Rod on the West Line of said Quarter Quarter Section, thence South Zero (00) Degrees and Eight (08) Minutes East 330.00 feet on the said West Line to an iron Rod, thence South Eighty-Eight (88) Degrees and Thirty-Three (33) Minutes East 1349.61 Feet to the East Line of said Quarter Section and to Loudon Road, thence North 330.00 feet on the said East Line and on Loudon Road to the place of beginning.

Containing 10.23 Acres more or less.



TRI CO SURVEYING & MAPPING

Edmund O. Farkas
Registered Land Surveyor

(812) 876-2305

P. O. Box 96
Ellettsville, Indiana 47429

TRACT No. 7. *E. 1/2 TRUX*

Description:

Part of the Southeast Quarter of the Northwest Quarter of Section Twenty-Eight (28), Township Nine (9) North, Range Two (2) West, Monroe County, Indiana and more particularly described as follows:

Beginning at the Southwest Corner of said Quarter Quarter Section, thence North Zero (00) Degrees and Eight (08) Minutes West 674.76 feet on the West Line of said Quarter Quarter Section to an iron Rod, thence South Eighty-Eight (88) Degrees and Thirty-Three (33) Minutes East 674.61 feet to an iron Rod, thence South Zero (00) Degrees and Five (05) Minutes East 674.74 feet to the South Line of said Quarter Section and to Howard Road, thence North Eighty-Eight (88) Degrees and Thirty-Three (33) Minutes West 674.04 feet on the said South Line and on the said Road to the place of beginning.

Containing 10.44 Acres more or less.



TRI CO SURVEYING & MAPPING

Edmund O. Farkas
Registered Land Surveyor

(812) 876-2305

P. O. Box 96
Ellettsville, Indiana 47429

TRACT No. 2

Dale Jones

Description :

Part of the Northeast Quarter of the Northwest Quarter of Section Twenty-Eight (28), Township Nine (9) North, Range Two (2) West, Monroe County, Indiana, and more particularly described as follows:

Beginning South 330.00 feet from the Northeast Corner of said Quarter Section, thence North Eighty-Eight (88) Degrees and Thirty-Three (33) Minutes West 1353.50 feet to an iron rod on the West Line of said Quarter Quarter Section, thence South Zero (00) Degrees and Eight (8) Minutes East 330.00 feet on the said West Line to an iron rod, thence South Eighty-Eight (88) Degrees and Thirty-Three (33) Minutes East 1352.73 feet to the East Line of said Quarter Section and to Loudon Road, thence North 330.00 feet on the said East Line and on the said Road to the place of beginning.

Containing 10.25 Acres more or less.



TRI CO SURVEYING & MAPPING

Edmund O. Farkas
Registered Land Surveyor

(812) 876-2305

P. O. Box 96
Ellettsville, Indiana 47429

TRACT No. 1

Dale Jones

Description:

Part of the Northeast Quarter of the Northwest Quarter of Section Twenty-Eight (28), Township Nine (9) North, Range Two (2) West, Monroe County, Indiana and more particularly described as follows:

Beginning at the Northeast Corner of said Quarter Section, thence South 330.00 feet on the East Line of said Quarter Section and on Loudon Road to a point, thence North Eighty-Eight (88) Degrees and Thirty-Three (33) Minutes West 1353.50 feet to an iron rod on the West Line of said Quarter Quarter Section, thence North Zero (00) Degrees and Eight (8) Minutes West 330.00 feet on the said West Line to the Northwest Corner of said Quarter Quarter Section, thence South Eighty-Eight (88) Degrees and Thirty-Three (33) Minutes East 1354.27 feet on the North Line of said Quarter to the place of beginning.

Containing 10.26 Acres more or less.



True

TRI CO SURVEYING & MAPPING

Edmund O. Farkas
Registered Land Surveyor

(812) 876-2305

P. O. Box 96
Ellettsville, Indiana 47429

Description: (East Half of Tract No. 7)

A part of the Southeast Quarter of the Northwest Quarter of Section Twenty-Eight (28), Township Nine (9) North, Range Two (2) West, in Monroe County, Indiana, and more particularly described as follows:

Beginning South Eighty-Eight (88) Degrees and Thirty-Three (33) Minutes East 337.02 feet from the Southwest Corner of said Quarter Quarter Section and on the centerline of Howard Road, thence on the said Road and on the South Line of said Quarter Quarter Section South Eighty-Eight (88) Degrees and Thirty-Three (33) Minutes East 337.02 feet, thence leaving the said South Line and the Road North Zero (00) Degrees and Five (05) Minutes West 674.74 feet to a pipe, thence North Eighty-Eight (88) Degrees and Thirty-Three (33) Minutes West 337.30 feet, thence South Zero (00) Degrees and Six (06) Minutes East 674.75 feet to the place of beginning.

Containing 5.22 Acres, more or less.

[Signature]
Edmund O. Farkas
Registered Land Surveyor
In. Reg. No. S0114





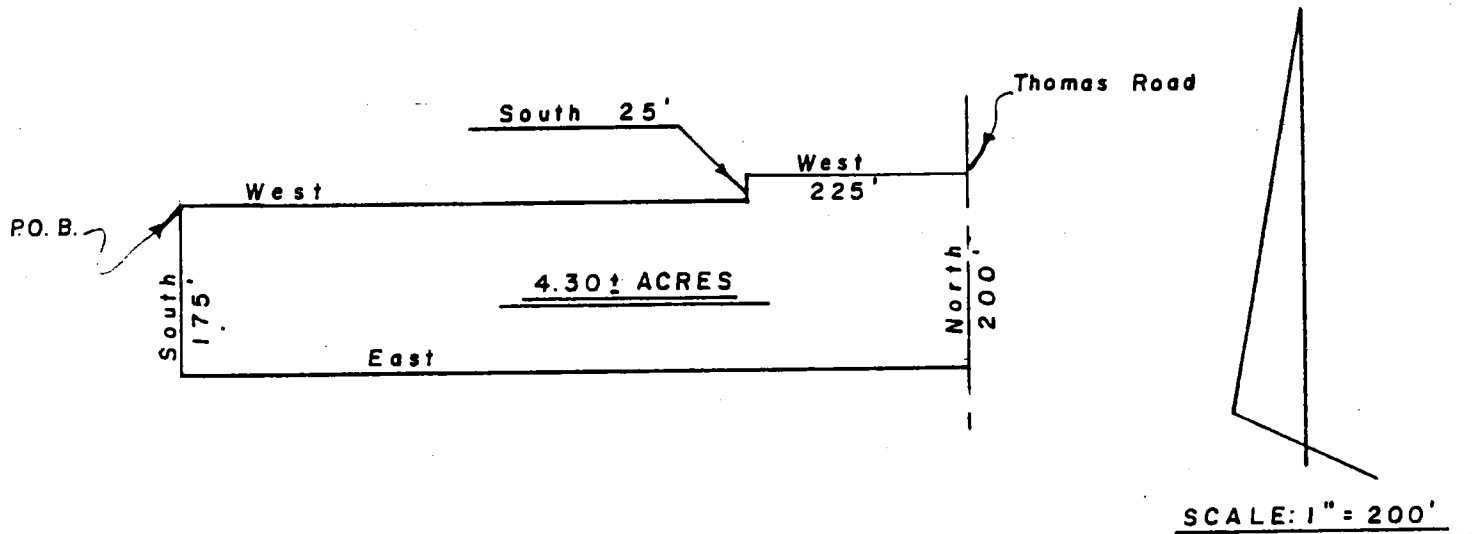
Certified July 18, 1983

Sec 28

TRI CO Surveying & Mapping

Edmund O. Farkas, Registered Land Surveyor

103 West Temperance
P.O. Box 96
Ellettsville, Indiana 47429
Phone: 812-876-2305



A part of the Northeast Quarter of Section 28, Township 9 North, Range 2 West, bounded as follows:

From the point that stands 20.5 poles West of the center of the South Line of said Quarter Section, running thence North 6.5 Degrees East 81 poles 2 links, thence running East 20 Degrees North 30 poles 17 links, thence running North to the North Line of said Quarter Section, thence running South along the line last named 225 feet and to the true point of beginning: thence South on the said line 175 feet, thence East to the East Line of said Quarter Section and Thomas Road, thence North on the said East Line and said road 200 feet, thence West 225 feet, thence South 25 feet, thence West to the place of beginning.

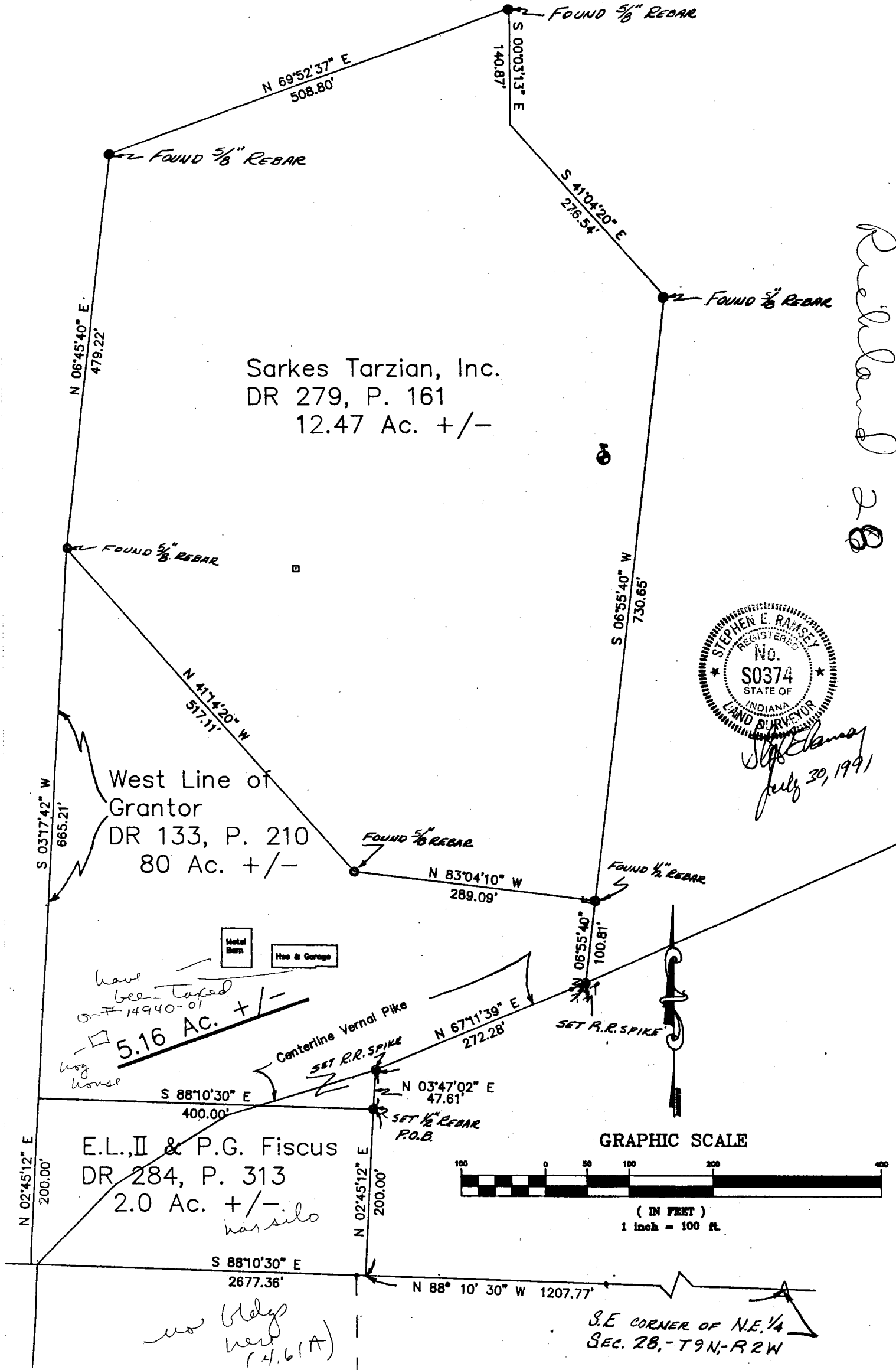
Containing 4.30 acres, more or less.

FILED
OCT 08 1982

Edmund O. Farkas
Auditor, Monroe County, Indiana

PREPARED BY: Edmund O. Farkas, Registered Land Surveyor, Ellettsville, Indiana 47429

PLAT OF SURVEY 7-27-91



July 30, 1991

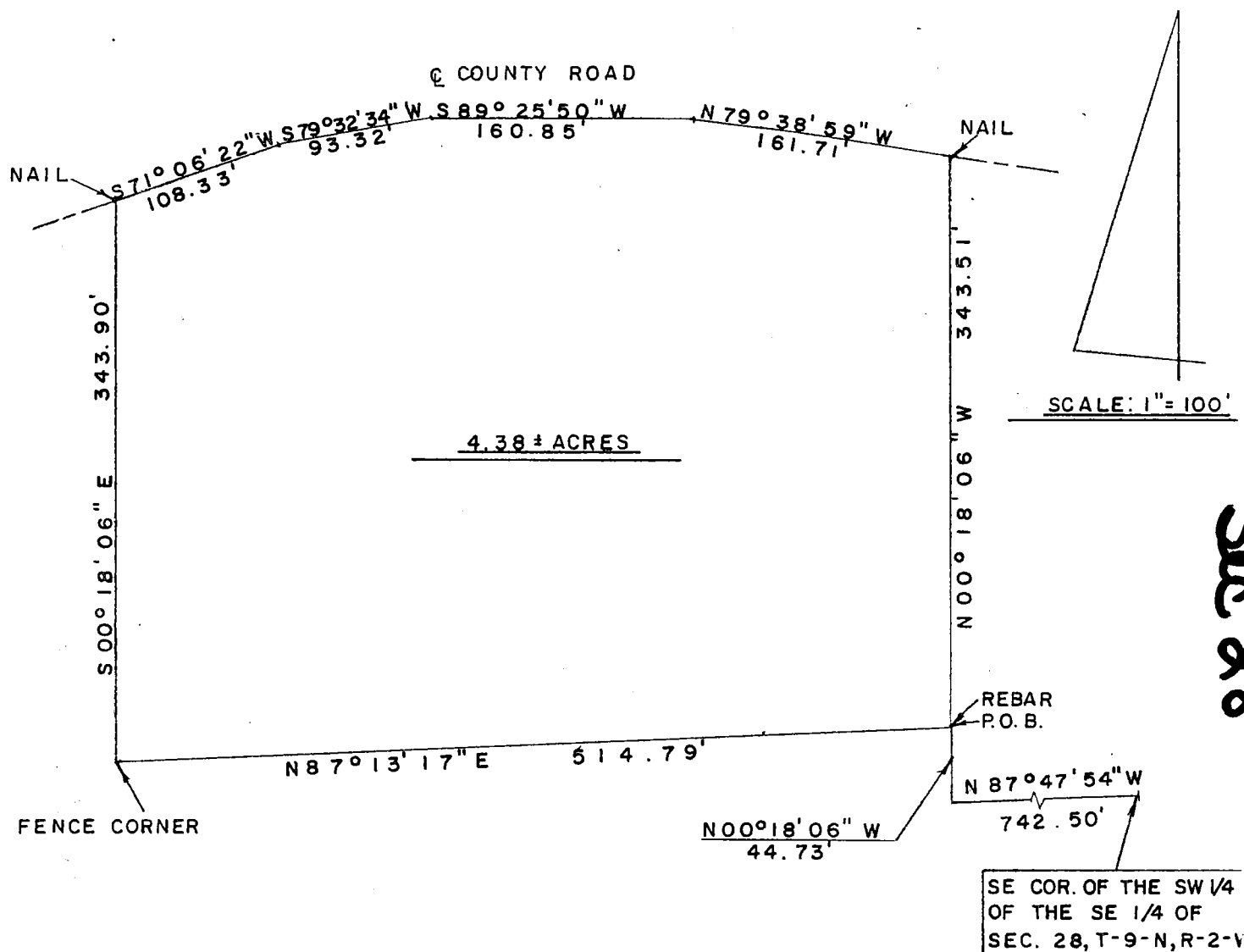
Revised 2000

TRI CO Surveying & Mapping

Edmund O. Farkas, Registered Land Surveyor

Sec 28

103 West Temperance
P.O. Box 96
Ellettsville, Indiana 47429
Phone: 812-876-2305



I, Edmund O. Farkas, hereby certify that I am a Registered Land Surveyor licensed in compliance with the Laws of the State of Indiana; that this plat and following description correctly represent a land survey completed under my supervision on March 31, 1984; that all monuments shown thereon actually exist and that their location and type are to the best of my knowledge accurately shown.

FILED

APR 24 1984

Vk Simpson
Auditor Monroe County, Indiana

EDMUND O. FARKAS
REGISTERED
SO114
Edmund O. Farkas
Registered Land Surveyor
INDIANA
LAND SURVEYOR
SO114

A part of the Southwest Quarter of the Southeast Quarter of Section Twenty-eight (28), Township Nine (9) North, Range Two (2) West, Monroe County, Indiana and more particularly described as follows:

Beginning North Eighty-seven (87) Degrees, Forty-seven (47) Minutes, Fifty-four (54) Seconds West 742.50 feet (45 Rods) from the Southeast Corner of said Southwest Quarter of the Southeast Quarter, thence North Zero (00) Degrees, Eighteen (18) Minutes, Six (06) Seconds West 44.73 feet to a rebar and the True Place of Beginning, thence continuing North Zero (00) Degrees, Eighteen (18) Minutes, Six (06) Seconds West 343.51 feet to a nail in the Center Line of a County Road, thence along said road the following courses and distances: North Seventy-nine (79) Degrees, Thirty-eight (38) Minutes, Fifty-nine (59) Seconds West 161.71 feet, thence South Eighty-nine (89) Degrees, Twenty-five (25) Minutes, Fifty (50) Seconds West 160.85 feet, thence South Seventy-nine (79) Degrees, Thirty-two (32) Minutes, Thirty-four (34) Seconds West 93.32 feet, thence South Seventy-one (71) Degrees, Six (06)

Sec 28

1/2

TRI CO Surveying & Mapping

Edmund O. Farkas, Registered Land Surveyor

103 West Temperance
P.O. Box 96
Ellettsville, Indiana 47429
Phone: 812-876-2305

Minutes, Twenty-two (22) Seconds West 108.33 feet to a nail, thence leaving said road and along an existing fence line South Zero (00) Degrees, Eighteen (18) Minutes, Six (06) Seconds East 343.90 feet to a fence corner, thence continuing on an existing fence line North Eighty-seven (87) Degrees, Thirteen (13) Minutes, Seventeen (17) Seconds East 514.79 feet to the True Place of Beginning.
Containing 4.38 Acres, more or less.

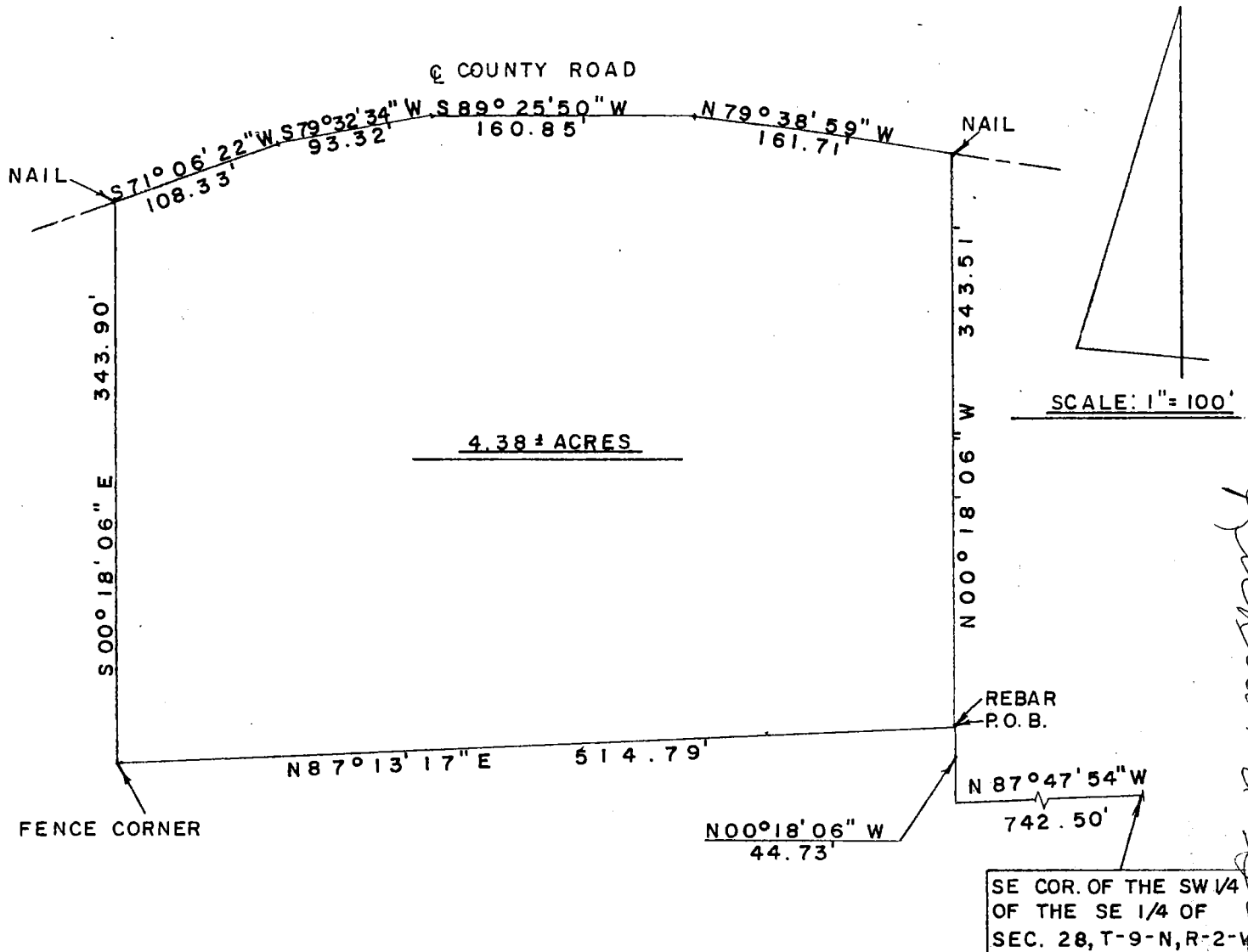
The above description is part of a tract now or formerly owned by Harold and Elizabeth Hammilton as recorded in Deed Book Number Eighty (80) at page 153 in the office of the recorder of Monroe County, Indiana.

Harold Hamilton TRI CO Surveying & Mapping

Edmund O. Farkas, Registered Land Surveyor

4-2-84

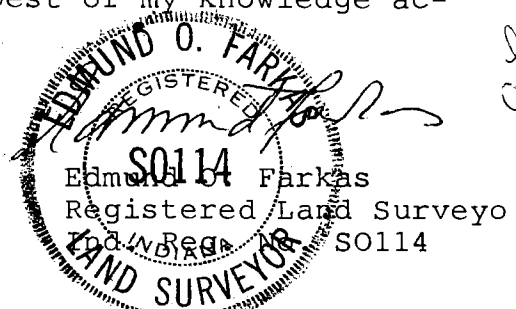
103 West Temperance
P.O. Box 96 *Sec 28*
Ellettsville, Indiana 47429
Phone: 812-876-2305



I, Edmund O. Farkas, hereby certify that I am a Registered Land Surveyor licensed in compliance with the Laws of the State of Indiana; that this plat and following description correctly represent a land survey completed under my supervision on March 31, 1984; that all monuments shown thereon actually exist and that their location and type are to the best of my knowledge accurately shown.

FILED
JUL 05 1984

V. Simpson
Auditor, Monroe County, Indiana



A part of the Southwest Quarter of the Southeast Quarter of Section Twenty-eight (28), Township Nine (9) North, Range Two (2) West, Monroe County, Indiana and more particularly described as follows:

Beginning North Eighty-seven (87) Degrees, Forty-seven (47) Minutes, Fifty-four (54) Seconds West 742.50 feet (45 Rods) from the Southeast Corner of said Southwest Quarter of the Southeast Quarter, thence North Zero (00) Degrees, Eighteen (18) Minutes, Six (06) Seconds West 44.73 feet to a rebar and the True Place of Beginning, thence continuing North Zero (00) Degrees, Eighteen (18) Minutes, Six (06) Seconds West 343.51 feet to a nail in the Center Line of a County Road, thence along said road the following courses and distances: North Seventy-nine (79) Degrees, Thirty-eight (38) Minutes, Fifty-nine (59) Seconds West 161.71 feet, thence South Eighty-nine (89) Degrees, Twenty-five (25) Minutes, Fifty (50) Seconds West 160.85 feet, thence South Seventy-nine (79) Degrees, Thirty-two (32) Minutes, Thirty-four (34) Seconds West 93.32 feet, thence South Seventy-one (71) Degrees, Six (06)

TRI CO Surveying & Mapping

Edmund O. Farkas, Registered Land Surveyor

103 West Temperance
P.O. Box 96
Ellettsville, Indiana 47429
Phone: 812-876-2305

Minutes, Twenty-two (22) Seconds West 108.33 feet to a nail, thence leaving said road and along an existing fence line South Zero (00) Degrees, Eighteen (18) Minutes, Six (06) Seconds East 343.90 feet to a fence corner, thence continuing on an existing fence line North Eighty-seven (87) Degrees, Thirteen (13) Minutes, Seventeen (17) Seconds East 514.79 feet to the True Place of Beginning.
Containing 4.38 Acres, more or less.

The above description is part of a tract now or formerly owned by Harold and Elizabeth Hammilton as recorded in Deed Book Number Eighty (80) at page 153 in the office of the recorder of Monroe County, Indiana.

FILED
JUL 05 1984

V. E. Simpson
Auditor Monroe County, Indiana

REVIEWED

By Emily Smitheram at 8:46 am, Dec 28, 2017

EXHIBIT "A"

Described By Survey Description

BEN E. BLEDSON, L.S.

PHILIP O. TAPP, L.S.

WILLIAM S. RIGGERT, P.E.

BERNARD A. GUERRETTAZ, L.S. Bledsoe Tapp & Riggert, Inc.
Quality Land Surveying and Civil Engineering Services

Described By Survey Description

Job # 5066

A part of the East Half of Section 33 and a part of the Southwest Quarter of the Southeast Quarter of Section 28, all in Township 9 North, Range 2 West, Monroe County, Indiana, described as follows:

COMMENCING at a marked stone at the Northeast corner of said Section 33; thence along the North line of said Section 33, NORTH 89 degrees 20 minutes 23 seconds WEST, 1339.97 feet to the Point of Beginning; thence leaving along said North line, SOUTH 01 degrees 04 minutes 03 seconds EAST, 1737.87 feet to a marked 5/8 inch rebar; thence NORTH 89 degrees 00 minutes 05 seconds EAST, 643.02 feet to a marked 5/8 inch rebar; thence SOUTH 01 degrees 57 minutes 43 seconds EAST, 1747.67 feet to a marked 5/8 inch rebar; thence NORTH 88 degrees 59 minutes 05 seconds EAST, 208.75 feet; thence SOUTH 01 degrees 47 minutes 54 seconds EAST, 208.76 feet to a marked 5/8 inch rebar; thence SOUTH 88 degrees 59 minutes 23 seconds WEST, 859.01 feet to a marked 5/8 inch rebar; thence along the west line of the East half of the Southeast Quarter of said Section 33, NORTH 01 degrees 41 minutes 13 seconds WEST, 999.64 feet to a stone marking the Northwest corner of the East half of the Southeast Quarter of said Section 33; thence along the South line of the Southwest Quarter of the Southeast Quarter of said Section 33, NORTH 88 degrees 59 minutes 35 seconds WEST, 1252.43 feet to a marked 5/8 inch rebar; thence NORTH 01 degrees 20 minutes 39 seconds WEST, 2687.02 feet to a marked 5/8 inch rebar on the North line of said Section 33; thence along said North line SOUTH 89 degrees 20 minutes 23 seconds EAST, 613.50 feet to a marked 5/8 inch rebar; thence leaving said North line, NORTH 01 degrees 36 minutes 08 seconds WEST, 410.37 feet to a M.A.G. nail in the center line of Oard Road; thence along said centerline the next Seven (7) courses:

- 1.) SOUTH 55 degrees 24 minutes 02 seconds EAST, 43.19 feet; thence
- 2.) SOUTH 31 degrees 45 minutes 45 seconds EAST, 52.88 feet; thence
- 3.) SOUTH 49 degrees 05 minutes 39 seconds EAST, 104.49 feet; thence
- 4.) SOUTH 56 degrees 12 minutes 59 seconds EAST, 220.32 feet; thence
- 5.) SOUTH 60 degrees 38 minutes 56 seconds EAST, 160.10 feet; thence
- 6.) SOUTH 64 degrees 42 minutes 24 seconds EAST, 126.72 feet; thence
- 7.) SOUTH 72 degrees 09 minutes 22 seconds EAST, 80.31 feet to the South line of said section 28; thence SOUTH 89 degrees 20 minutes 23 seconds EAST, 78.81 feet to the point of beginning. Containing 109.62 acres.

check
small tract in sec 28

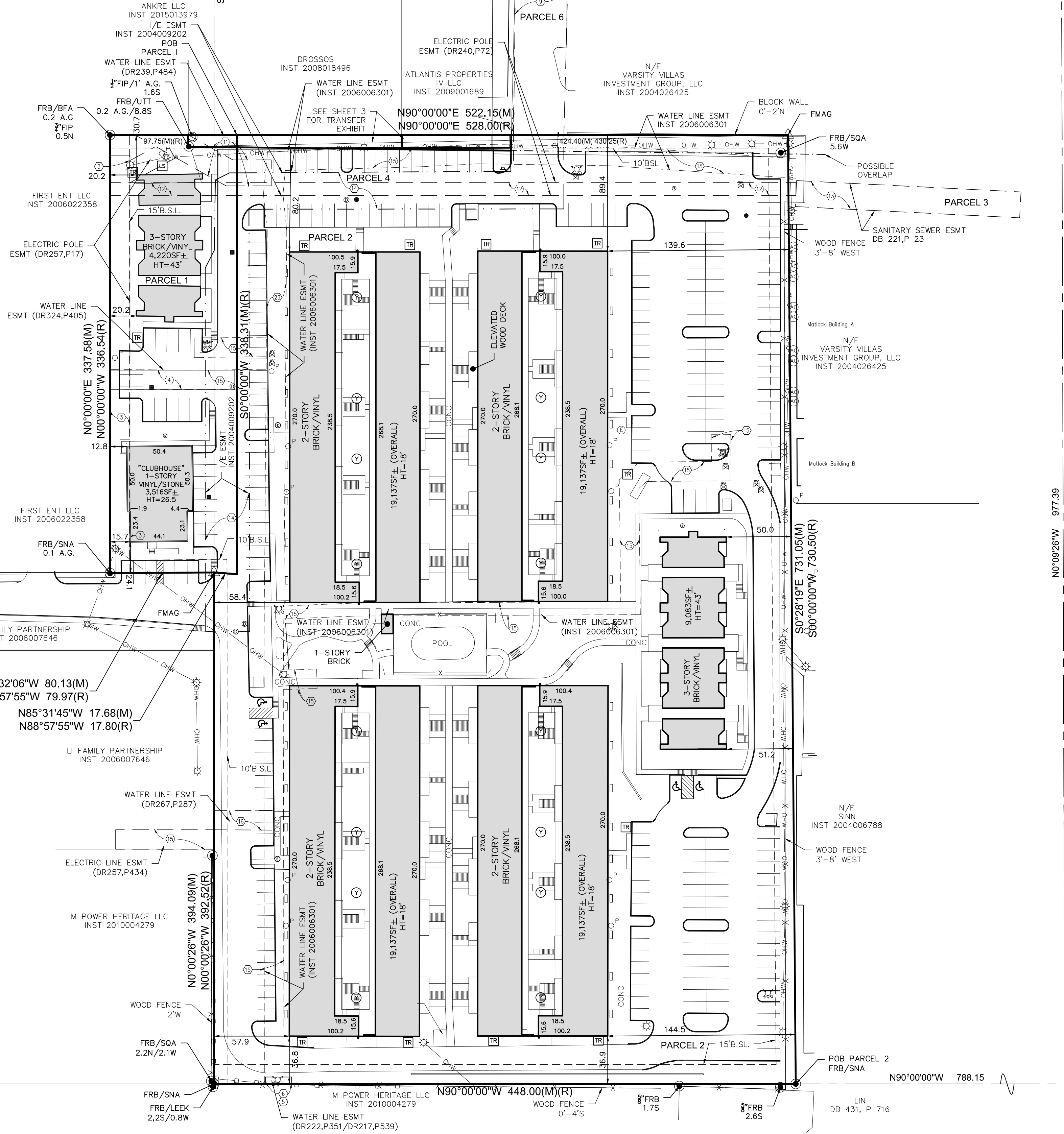


LEGEND

- RR SPIKE
- STONE
- REBAR
- IRON PIPE
- MAG NAIL
- UTILITY POLE
- LIGHT POLE
- GUY WIRE
- ELECTRIC METER
- ELECTRIC MANHOLE
- ELECTRIC VAULT
- ELECTRIC HANDHOLE
- ELECTRIC TRANSFORMER
- SANITARY MANHOLE
- CLEAN OUT
- STORM MANHOLE
- CURB INLET
- INLET ROUND
- INLET SQUARE
- YARD INLET
- DOWN SPOUT DRAIN
- WATER VALVE
- WATER MANHOLE
- WATER METER
- FIRE HYDRANT
- OVERHEAD WIRES
- SANITARY SEWER
- UNDERGROUND GAS LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND COMMUNICATION LINE
- WATER LINE
- STORM SEWER
- WOOD FENCE
- METAL FENCE
- AIR CONDITIONER
- GAS METER
- GAS VALVE
- COMMUNICATION MANHOLE
- COMMUNICATION VAULT
- FIBER OPTIC MANHOLE
- FIBER OPTIC VAULT
- CONCRETE BOLLARD
- UNKNOWN MANHOLE
- UNKNOWN LID
- MONITORING WELL
- STEAM MANHOLE
- STEAM METER
- STEAM VAULT
- CONIFEROUS TREE
- DECIDUOUS TREE
- MEASURED PLAT
- RELATED RECORD
- FOUND REBAR
- FOUND IRON PIPE
- FOUND RAILROAD SPIKE
- FOUND MAG NAIL
- SET MAG NAIL
- BUILDING CORNER
- FOUND
- POSSIBLE DEED GAP
- BELOW GRADE
- ABOVE GRADE
- OHW
- S
- G
- E
- C
- W
- ST
- X
- O

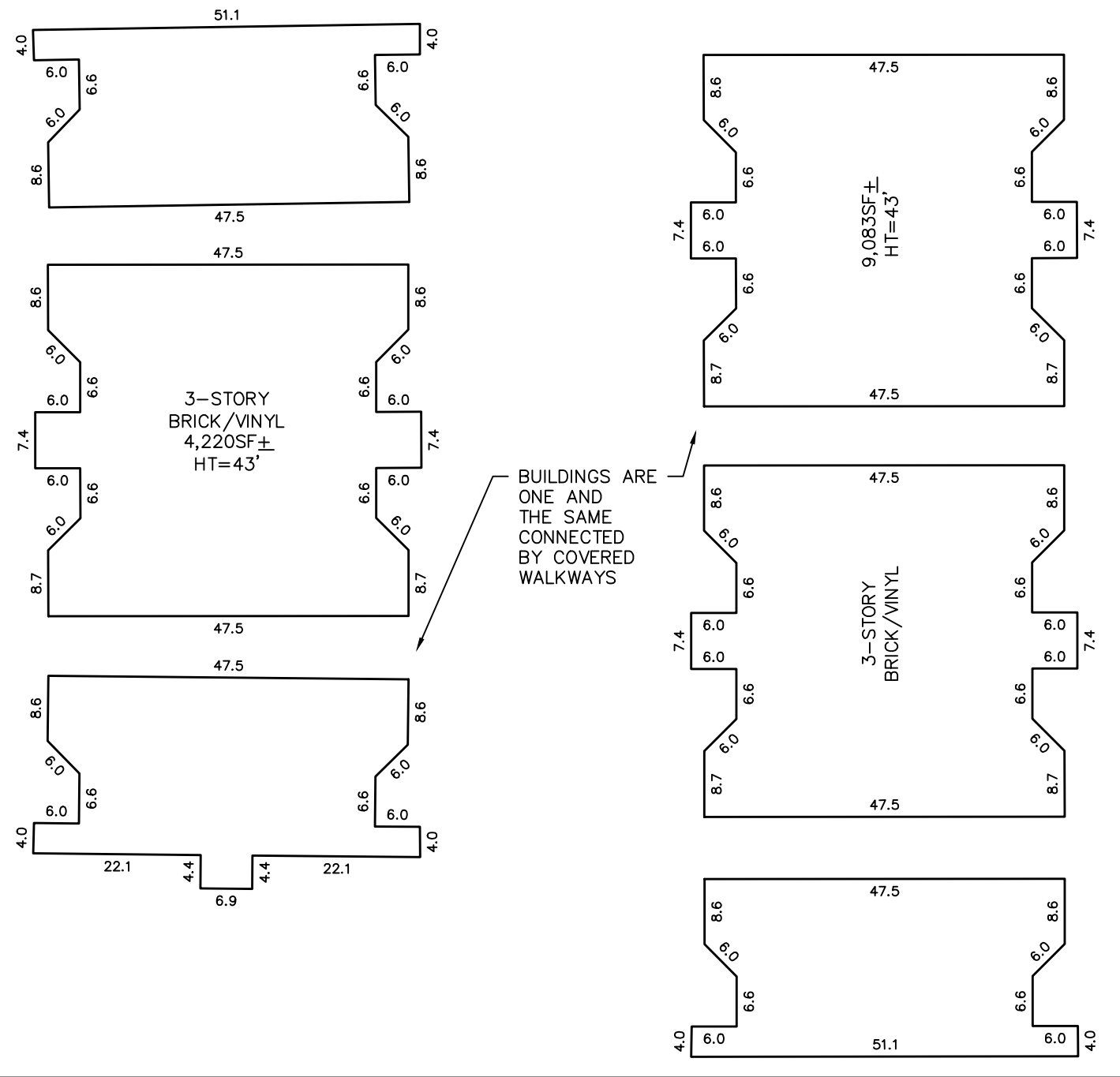
PROPERTY ADDRESS:
2036 N WALNUT ST.
BLOOMINGTON, INDIANA 47404

ZONING INFORMATION
B.S.L.—BUILDING SETBACK LINES SHOWN HEREON
ARE FROM THE REFERENCED ZONING REPORT



BUILDING DETAIL

1"=20'



GENERAL NOTES

- BASED UPON A SCALED INTERPRETATION OF THE FLOOD INSURANCE RATE MAP (18105C01410) FOR MONROE COUNTY, INDIANA, DATED DECEMBER 17, 2010. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA, AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE NATIONAL FLOOD INSURANCE PROGRAM. THE SUBJECT PROPERTY IS LOCATED WITHIN (UNSHADED) ZONE X.
- MEASURED LAND AREA=8.13 ACRES+/- (8.07 ACRES+/- AFTER EXCEPTIONS)
- UNDERGROUND UTILITIES WERE LOCATED FROM ABOVE GROUND OBSERVATIONS ONLY AND SHOULD NOT BE CONSIDERED COMPLETE.
- THE SUBJECT PROPERTY CONTAINS 284 MARKED PARKING SPACES AND 4 HANDICAPPED SPACES (288 TOTAL SPACES).
- THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES.
- SUBJECT PROPERTY HAS INDIRECT ACCESS VIA WALNUT STREET (PUBLIC R/W) AND STATE ROAD 46 BYPASS (PUBLIC R/W).
- THE PREMISES DESCRIBED ON THE SURVEY IS ONE AND THE SAME AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NUMBER 3020-825280.
- ALL MONUMENTS FOUND IN PERFORMANCE OF THIS SURVEY WERE FOUND FLUSH WITH THE EXISTING GROUND UNLESS OTHERWISE NOTED, AND THE AGE AND ORIGIN OF SAID FOUND MONUMENTS ARE UNKNOWN UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF UNLESS OTHERWISE LABELED.

SCHEDULE B SURVEY ITEMS

THIS SURVEY WAS PREPARED UTILIZING INFORMATION CONTAINED IN FIRST AMERICAN TITLE INSURANCE COMPANY TITLE FILE NO. 3020-825280, TO BE DATED THE DAY OF CLOSING OR RECORDING..

- ELECTRIC POLE LINE EASEMENT RECORDED DECEMBER 19, 1977 IN DEED RECORD 257, PAGES 17-18, DATED DECEMBER 01, 1977. THE EASEMENT IS SHOWN ON THE SURVEY.
- EASEMENT FOR WATER LINES RECORDED IN DEED RECORD 324, RECORDED MAY 09, 1986 PAGES 405-406, DATED APRIL 30, 1985. THE EASEMENT IS SHOWN ON THE SURVEY.
- WATER LINE EASEMENT RECORDED SEPTEMBER 06, 1973 IN DEED RECORD 222, PAGES 351-352, DATED SEPTEMBER 06, 1973. THE FIRST DESCRIBED EASEMENT IS SHOWN ON THE SURVEY. THE SECOND EASEMENT COULD NOT BE DETERMINED AS DESCRIBED.
- WATER LINE EASEMENT RECORDED FEBRUARY 09, 1973 IN DEED RECORD 217, PAGES 539-540, DATED FEBRUARY 03, 1973. THE EASEMENT IS SHOWN ON THE SURVEY.
- ELECTRIC UNDERGROUND EASEMENT RECORDED JANUARY 31, 1978 IN DEED RECORD 257, PAGES 434-435 DATED DECEMBER 20, 1977. THE REFERENCED DRAWING WAS NOT INCLUDED AND THE EASEMENT COULD NOT BE DETERMINED AS DESCRIBED.
- WATER LINE EASEMENT RECORDED APRIL 20, 1979 IN DEED RECORD 267, PAGES 287-288 DATED APRIL 12, 1979. THE REFERENCED EXHIBIT "1" WAS NOT INCLUDED AND THE EASEMENT COULD NOT BE DETERMINED AS DESCRIBED.
- EASEMENT FOR INGRESS AND EGRESS RECORDED JUNE 28, 1973 IN DEED RECORD 221, PAGES 20-22 DATED JUNE 26, 1973. THE EASEMENT IS SHOWN ON THE SURVEY.
- 60 FOOT NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS RECORDED IN SEPTEMBER 12, 1977 DEED RECORD 254, PAGE 156 DATED SEPTEMBER 08, 1977. THE EASEMENT IS SHOWN ON THE SURVEY.
- WATER LINE EASEMENT RECORDED FEBRUARY 03, 1975 IN DEED RECORD 239, PAGES 484-486 DATED SEPTEMBER 17, 1975. THE EASEMENT IS SHOWN ON THE SURVEY.
- ELECTRIC POLE LINE EASEMENT RECORDED FEBRUARY 17, 1976 IN DEED RECORD 240, PAGE 72 DATED JANUARY 14, 1976. THE EASEMENT IS SHOWN ON THE SURVEY.
- SEWER LINE EASEMENT RECORDED JUNE 28, 1973 IN DEED RECORD 221, PAGES 23-24 DATED JUNE 26, 1973. THE EASEMENT IS SHOWN ON THE SURVEY.
- NON-EXCLUSIVE RECIPROCAL EASEMENT RECORDED MAY 07, 2004 IN INSTRUMENT NO. 2004009202 DATED APRIL 23, 2004. THE EASEMENT IS SHOWN ON THE SURVEY.
- PERMANENT WATER LINE EASEMENT RECORDED MARCH 29, 2006 IN INSTRUMENT NO. 2006006301 DATED MARCH 23, 2006. THE EASEMENTS ARE SHOWN ON THE SURVEY.
- COMCAST OF ILLINOIS/INDIANA/OHIO TYPE EASEMENT RECORDED APRIL 21, 2011 IN INSTRUMENT NO. 2011005230. THE EASEMENT COULD NOT BE DETERMINED AS DESCRIBED.
- RIGHT, TITLE AND INTEREST, IF ANY, CREATED BY PLAT OVERLAP OF THE LAND OF VARSITY VILLAS INVESTMENT GROUP, LLC, THE ADJOINING TITLE VESTEE OVER AND ACROSS THE NORTHERLY BOUNDARY LINE OF THE LAND UP TO 14.6 FEET AS DESCRIBED BY THAT CERTAIN ALTA/NSPS LAND TITLE SURVEY PREPARED BY SMITH BREHOB & ASSOCIATES, INC. DATED AUGUST 15, 2017 AND LAST REVISED SEPTEMBER 28, 2017 AS JOB NO. 2841.

SURVEYOR'S CERTIFICATE

TO: NEWCASTLE REALTY SERVICES LLC;
PLATOS COURT LLC, A DELAWARE LIMITED LIABILITY COMPANY;
FIRST AMERICAN TITLE INSURANCE COMPANY;
GREYSTONE SERVICING CORPORATION, INC.;

FEDERAL HOME LOAN MORTGAGE CORPORATION, AND THEIR SUCCESSORS AND/OR ASSIGNS;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6(a)(b), 7(a), 8, 9, 10(a), 11, 13, 16, 19 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 19, 2017.

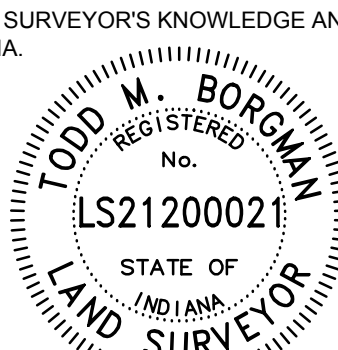
THIS SURVEY WAS PERFORMED UNDER THE DIRECTION OF THE UNDERSIGNED, AND TO THE BEST OF THIS SURVEYOR'S KNOWLEDGE AND BELIEF WAS EXECUTED ACCORDING TO SURVEY REQUIREMENTS IN 865 IAC 1.12 FOR THE STATE OF INDIANA.

DATED SEPTEMBER 28, 2017

TMB

TODD M. BORGMAN
REGISTERED LAND SURVEYOR NO. 212000221
STATE OF INDIANA

I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW. (TODD BORGMAN)



JOB TITLE

ALTA/NSPS SURVEY
CAMPUS COURT
BLOOMINGTON, INDIANA
SEC 28-T9N-R1W

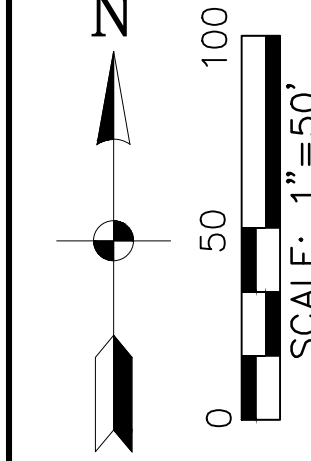
REVISIONS	BY	DATE

FIELD	SPP	REVISED	TMB	CHECKED	TMB

JOB NUMBER	2841
SHEET	1 OF 3
DATE	9/28/17
ALTA/NSPS SURVEY	

Smith Brehob & Associates, Inc.

453 S. Claritz Boulevard
Bloomington, Indiana 47401
Telephone: (812) 336-6536
Fax: (812) 336-0513
Web: http://smibbrehob.com



LEGAL DESCRIPTION
PARCEL I:

A PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 9 NORTH, RANGE 1 WEST, MONROE COUNTY, INDIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A RAILROAD SPIKE FOUND AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 28 (REFERENCED BY SURVEY OF BOCK & CLARK 8-24-93); THENCE SOUTH 00 DEGREES 09 MINUTES 26 SECONDS EAST 977.39 FEET ALONG THE EAST LINE OF SAID QUARTER SECTION; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 788.15 FEET TO A SET 5/8" REBAR WITH CAP STAMPED (SNA S0427); THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 730.50 FEET ALONG THE WEST LINE OF VARSITY VILLAS, SECTION VII AND MATLOCK COURT CONDOMINIUMS TO A 5/8" REBAR WITH CAP STAMPED (SNA S0427); THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 430.25 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 338.31 FEET; THENCE NORTH 88 DEGREES 57 MINUTES 55 SECONDS WEST 17.80 FEET TO A FOUND RAILROAD SPIKE; THENCE SOUTH 00 DEGREES 00 MINUTES 28 SECONDS EAST 392.52 FEET ALONG THE EAST LINE OF (D.R. 358, PG. 24) TO A 5/8" REBAR WITH CAP STAMPED (SNA S0427); THENCE ALONG THE NORTH LINE OF (D.R.468, PG. 248), NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 448.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.76 ACRES, MORE OR LESS.

PARCEL II:

A PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 9 NORTH, RANGE 1 WEST, MONROE COUNTY, INDIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A RAILROAD SPIKE FOUND AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 28 (REFERENCED BY SURVEY OF BOCK & CLARK 8-24-93); THENCE SOUTH 00 DEGREES 09 MINUTES 26 SECONDS EAST 977.39 FEET ALONG THE EAST LINE OF SAID QUARTER SECTION; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 788.15 FEET TO A SET 5/8" REBAR WITH CAP STAMPED (SNA S0427) TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 730.50 FEET ALONG THE WEST LINE OF VARSITY VILLAS, SECTION VII AND MATLOCK COURT CONDOMINIUMS TO A 5/8" REBAR WITH CAP STAMPED (SNA S0427); THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS 430.25 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 338.31 FEET; THENCE NORTH 88 DEGREES 57 MINUTES 55 SECONDS WEST 17.80 FEET TO A FOUND RAILROAD SPIKE; THENCE SOUTH 00 DEGREES 00 MINUTES 28 SECONDS EAST 392.52 FEET ALONG THE EAST LINE OF (D.R. 358, PG. 24) TO A 5/8" REBAR WITH CAP STAMPED (SNA S0427); THENCE ALONG THE NORTH LINE OF (D.R.468, PG. 248), NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 448.00 FEET TO THE POINT OF BEGINNING, CONTAINING 7.37 ACRES, MORE OR LESS.

PARCEL III:

ALONG WITH A 20.00 FOOT WIDE SANITARY SEWER EASEMENT - 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: A PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 9 NORTH, RANGE 1 WEST, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS 813.00 FEET WEST AND 328.08 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER, SAID POINT BEING 44.82 FEET SOUTH OF THE NORTHEAST CORNER OF THE PROPERTY FIRST DESCRIBED ABOVE; THENCE SOUTH 87 DEGREES 07 MINUTES EAST FOR 173.00 FEET AND TO AN EXISTING MANHOLE; SAID EASEMENT FOR THE PURPOSE OF CONSTRUCTING SANITARY AND STORM SEWER LINES ACROSS SUBJECT PROPERTY, AS DESCRIBED IN DEED RECORD 221, PAGE 23.

PARCEL IV:

A NON-EXCLUSIVE RECIPROCAL EASEMENT AGREEMENT FOR INGRESS AND EGRESS DATED APRIL 23, 2004 AND RECORDED MAY 7, 2004 AS INSTRUMENT NUMBER 2004009202 IN THE OFFICE OF THE RECORDER OF MONROE COUNTY, INDIANA.

PARCEL V:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS RESERVED IN SPECIAL CORPORATE WARRANTY DEED RECORDED IN DEED RECORD 254 AT PAGE 156, IN THE OFFICE OF THE RECORDER OF MONROE COUNTY, INDIANA.

PARCEL VI:

AN EASEMENT FOR INGRESS AND EGRESS, 31 FEET IN WIDTH RUNNING OVER AND ACROSS LANDS NORTH OF AND ADJACENT TO SUBJECT REAL ESTATE, AS SHOWN IN DEED EXECUTED BY PROPERTY DEVELOPERS, INC., AN INDIANA CORPORATION, TO CENTRAL STATES DEVELOPMENT CORPORATION, AN INDIANA CORPORATION, DATED JUNE 26, 1973, AND RECORDED JUNE 28, 1973 IN DEED RECORD 221, PAGES 20-22, IN THE OFFICE OF THE RECORDER OF MONROE COUNTY, INDIANA.

EXCEPTING THEREFROM, THE FOLLOWING DESCRIBED TRACTS OF LAND:

A PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 9 NORTH, RANGE 1 WEST, MONROE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LAND DESCRIBED IN INSTRUMENT 2007001509; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST (ASSUMED) ALONG THE NORTH LINE OF SAID INSTRUMENT 60.25 FEET TO THE WEST LINE OF LAND DESCRIBED IN INSTRUMENT 2008018496 AND TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID NORTH LINE 164.38 FEET TO THE EAST LINE OF LAND IN SAID INSTRUMENT 2008018496; THENCE SOUTH 00 DEGREES 06 MINUTES 20 SECONDS EAST ALONG SAID EAST LINE 10.00 FEET TO A POINT 0.5 FEET NORTH OF AN EXISTING ASPHALT PARKING LOT; THENCE SOUTH 89 DEGREES 46 MINUTES 04 SECONDS WEST PARALLEL AND 0.5 FEET NORTH OF SAID ASPHALT 57.74 FEET; THENCE NORTH 89 DEGREES 18 MINUTES 12 SECONDS WEST 106.64 FEET TO THE AFORESAID WEST LINE OF INSTRUMENT 2008018496; THENCE NORTH 00 DEGREES 06 MINUTES 20 SECONDS WEST ALONG SAID WEST LINE 8.94 FEET TO THE POINT OF BEGINNING, CONTAINING 0.037 ACRES, MORE OR LESS.

ALSO,

A PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 9 NORTH, RANGE 1 WEST, MONROE COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LAND DESCRIBED IN INSTRUMENT 2007001509; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST (ASSUMED) ALONG THE NORTH LINE OF SAID INSTRUMENT 224.63 FEET TO THE WEST LINE OF LAND DESCRIBED IN INSTRUMENT 2009001689 AND TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID NORTH LINE 84.40 FEET TO THE EAST LINE OF LAND IN SAID INSTRUMENT 2009001689; THENCE SOUTH 01 DEGREES 30 MINUTES 55 SECONDS EAST ALONG SAID EAST LINE 9.66 FEET TO A POINT 0.5 FEET NORTH OF AN EXISTING ASPHALT PARKING LOT; THENCE SOUTH 89 DEGREES 46 MINUTES 04 SECONDS WEST PARALLEL AND 0.5 FEET NORTH OF SAID ASPHALT 84.13 FEET TO THE AFORESAID WEST LINE OF INSTRUMENT 2009001689; THENCE NORTH 00 DEGREES 06 MINUTES 20 SECONDS WEST ALONG SAID WEST LINE 10.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.019 ACRES, MORE OR LESS.

SURVEYED LEGAL DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 9 NORTH, RANGE 1 WEST, MONROE COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 28; THENCE SOUTH 00 DEGREES 09 MINUTES 26 SECONDS EAST (ASSUMED) ALONG THE EAST LINE OF SAID QUARTER SECTION 977.39 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 788.15 FEET TO THE SOUTHEAST CORNER OF LAND DESCRIBED IN INSTRUMENT 2007001509 AND POINT OF BEGINNING, THE NEXT (5) COURSES ARE ALONG THE PERIMETER OF SAID INSTRUMENT; (1) THENCE CONTINUING NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 448.00 FEET; (2) THENCE NORTH 00 DEGREES 00 MINUTES 28 SECONDS WEST 394.09 FEET; (3) THENCE SOUTH 89 DEGREES 32 MINUTES 06 SECONDS WEST 80.13 FEET; (4) THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 337.58 FEET; (5) THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 60.25 FEET TO THE WEST LINE OF INSTRUMENT 2008018496, THE NEXT (2) COURSES ARE ALONG THE PERIMETER OF SAID INSTRUMENT; (1) THENCE SOUTH 00 DEGREES 06 MINUTES 20 SECONDS EAST 8.94 FEET; (2) THENCE SOUTH 89 DEGREES 18 MINUTES 12 SECONDS EAST 106.64 FEET TO A POINT 0.5 FEET NORTH OF AN EXISTING ASPHALT PARKING LOT; THENCE NORTH 89 DEGREES 46 MINUTES 04 SECONDS EAST PARALLEL AND 0.5 FEET NORTH OF SAID ASPHALT 141.87 FEET TO THE EAST LINE OF INSTRUMENT 2009001689; THENCE NORTH 01 DEGREE 30 MINUTES 55 SECONDS EAST ALONG SAID EAST LINE 9.66 FEET TO THE NORTH LINE OF THE AFORESAID INSTRUMENT 2007001509; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID NORTH LINE 213.12 FEET TO THE WEST LINE MATLOCK COURT CONDOMINIUMS AND VARSITY VILLAS, SECTION VII; THENCE SOUTH 00 DEGREES 28 MINUTES 19 SECONDS EAST ALONG SAID WEST LINES 731.05 FEET TO THE POINT OF BEGINNING, CONTAINING 8.03 ACRES, MORE OR LESS.

THE LEGAL DESCRIPTION AND THE SURVEYOR'S LEGAL DESCRIPTION ARE ONE AND THE SAME PROPERTY WITHOUT ANY GAPS OR GORES.

THE LAND DESCRIBED HEREIN IS CONTIGUOUS ALONG ITS COMMON BOUNDARY LINES WITHOUT ANY GAPS OR GORES.

THE SURVEYOR'S LEGAL DESCRIPTION DOES NOT OVERLAP WITH THE PROPERTIES OWNED BY ANKRE LLC, DROSSOS, AND ATLANTIS PROPERTIES IV LLC, THE PROPERTY OWNERS ON THE NORTH AS DEPICTED HEREIN.

SURVEYOR'S REPORT-TAKEN FROM 2014 SURVEY BY SMITH BREHOB & ASSOCIATES, INC.

PROJECT NAME: CAMPUS COURT APARTMENTS

PROJECT NUMBER: 2841

BASIS OF BEARINGS: PRIOR SMITH NEUBECKER & ASSOCIATES, INC. ALTA/ACSM LAND TITLE SURVEYS OF THIS PROPERTY.

IN ACCORDANCE WITH TITLE 865, IAC, 1-12 SECTIONS 1-29 OF THE INDIANA ADMINISTRATIVE CODE, THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATION OF LINES AND CORNERS ESTABLISHED ON THIS SURVEY AS A RESULT OF:

- VARIANCES IN THE REFERENCE MONUMENTS
- DISCREPANCIES IN THE RECORD DESCRIPTION AND PLATS
- INCONSISTENCIES IN LINES OF OCCUPATION AND
- PRECISION AND ACCURACY STANDARD IN MEASUREMENT

PRECISION AND ACCURACY STANDARD IN MEASUREMENT:

THE PRECISION AND ACCURACY STANDARDS OF THE CORNERS OF THE SUBJECT TRACT ESTABLISHED IN THIS SURVEY IS WITHIN SPECIFICATION FOR AN URBAN SURVEY (0.07 FEET PLUS 50 PPM) AS DEFINED BY TITLE 865, RULE 12 OF THE INDIANA ADMINISTRATIVE CODE.

SUBJECT PROPERTY:

A RETRACEMENT ALTA/ACSM LAND TITLE SURVEY WAS PERFORMED ON THE PROPERTY OWNED BY GEM WALNUT II, LLC (INSTR. NO. 2007001509 RECORDED IN THE OFFICE OF THE RECORDER OF MONROE COUNTY, INDIANA). THIS PROPERTY IS LOCATED IN SECTION 28, TOWNSHIP 9 NORTH, RANGE 1 WEST, IN MONROE COUNTY, INDIANA OR ALSO KNOWN AS 2036 WALNUT STREET, BLOOMINGTON, INDIANA.

REFERENCED SURVEYS AND PLATS:

- BLEDSCOE RIGGERT & GUERRETTAZ, INC., ALTA/ACSM LAND TITLE SURVEY, #6867, MARCH 05, 2010
- BLEDSCOE RIGGERT & GUERRETTAZ, INC., ALTA/ACSM LAND TITLE SURVEY, #6857, AUGUST 01, 2007
- SMITH NEUBECKER & ASSOCIATES, INC. ALTA/ACSM LAND TITLE SURVEY, #2841, DECEMBER 08, 2006
- SMITH NEUBECKER & ASSOCIATES, INC. ALTA/ACSM LAND TITLE SURVEY, #2841, APRIL 23, 2004
- SMITH NEUBECKER & ASSOCIATES, INC. ALTA/ACSM LAND TITLE SURVEY, #2841, FEBRUARY 02, 1999
- SMITH NEUBECKER & ASSOCIATES, INC. SURVEY, AUGUST 27, 1996
- BROCK & CLARK OF INDIANA, INC. SURVEY, #93505/26, JUNE 24, 1993
- SMITH QUILLMAN & ASSOCIATES, INC. SURVEY, #1705, AUGUST 01, 1991
- RAYMOND GRAHAM SURVEY, #1990, JUNE, 29, 1990
- MATLOCK COURT CONDOMINIUMS PLAT, RECORDED AS HB-97
- Varsity Villas SECTION VII PLAT, RECORDED IN PLAT BOOK 8, PAGE 85
- Varsity Villas CONDOMINIUMS PLAT SECTION IX, RECORDED IN PLAT BOOK 3, PAGE 99
- SMITH NEUBECKER & ASSOCIATES, INC. SURVEY, #4882

REFERENCE MONUMENTS:

- A PK NAIL WAS FOUND PER THE INITIAL 1999 SNA SURVEY AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 28. THIS CORNER WAS REFERENCED 8-24-93, BY BOCK & CLARK OF INDIANA AND WAS ACCEPTED. THE VARIANCE BETWEEN RECORD VS. MEASURED DISTANCE BETWEEN THE NORTHWEST CORNER OF SAID QUARTER AND THE NORTHEAST CORNER OF SAID QUARTER 2628.21 VS. 2619.05, RESPECTIVELY.
- A RAILROAD SPIKE WAS FOUND PER THE INITIAL 1999 SNA SURVEY AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 28. THIS CORNER WAS REFERENCED 8-24-93, BY BOCK & CLARK OF INDIANA AND WAS ACCEPTED. THE VARIANCE BETWEEN RECORD VS. MEASURED DISTANCE BETWEEN THE NORTHEAST CORNER OF SAID QUARTER AND THE SOUTHEAST CORNER OF SAID QUARTER IS 2640.00 VS. 2672.56, RESPECTIVELY. THIS CORNER WAS RECENTLY REPLACED WITH A MAG NAIL PER ANOTHER SURVEY BY THIS OFFICE.
- A BRASS PLUG WAS FOUND PER THE INITIAL 1999 SNA SURVEY AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 28. THIS CORNER WAS REFERENCED 8-24-93, BY BOCK & CLARK OF INDIANA AND WAS ACCEPTED.
- A 3/4-INCH PIPE WAS FOUND PER THE 1999 SNA SURVEY AND WAS RECOVERED DURING THIS SURVEY AT THE NORTHWEST CORNER OF THE SUBJECT tract. THIS PIPE WAS ACCEPTED AND HELD AS THE NORTHWEST CORNER OF THE SUBJECT TRACT. THE VARIANCE BETWEEN RECORD VS. MEASURED DISTANCE IS 336.66 VS. 336.51, RESPECTIVELY. THE PIPE RECOVERED IN 2014 WAS BADLY LEANING TO THE NORTH. A BYNUM FANYO REBAR AND CAP WAS FOUND AT THE BASE OF THE PIPE. THE BYNUM FANYO REBAR WAS ACCEPTED AS THE LOCATION OF THE DISTURBED PIPE.
- A 3/4-INCH PIPE WAS FOUND PER THE 1999 SNA SURVEY ON THE WEST LINE OF THE SUBJECT TRACT. THIS CORNER WAS ACCEPTED AS A CORNER OF THE SUBJECT TRACT BUT WAS NOT FOUND DURING THIS SURVEY. THE VARIANCE BETWEEN RECORD VS. MEASURED DISTANCE IS 100.00 VS. 80.00, RESPECTIVELY.
- A RAILROAD SPIKE WAS FOUND PER THE 1999 SNA SURVEY ON THE WEST LINE OF THE SUBJECT TRACT, ALSO BEING THE NORTHEAST CORNER OF LAND OF CODY (D.R. 254, PG. 156). THIS SPIKE WAS HELD AND ACCEPTED AS A CORNER ON THE WEST LINE OF THE SUBJECT TRACT FOR THE PRIOR SNA SURVEYS BUT WAS NOT FOUND DURING THIS SURVEY.
- A 5/8-INCH UTT REBAR AND CAP WAS FOUND NEAR THE NORTHWEST CORNER OF THE SUBJECT PROPERTY. THIS CORNER WAS USED TO ORIENT THIS SURVEY TO THE PRIOR SURVEYS PERFORMED BY THIS OFFICE.
- A 1/2-INCH PIPE WAS FOUND NEAR THE NORTHWEST CORNER OF THE SUBJECT PROPERTY. THIS CORNER WAS USED TO ORIENT THIS SURVEY TO THE PRIOR SURVEYS PERFORMED BY THIS OFFICE.
- A 5/8-INCH SQA REBAR AND CAP WAS FOUND NEAR THE NORTHEAST CORNER OF THE SUBJECT PROPERTY. THIS CORNER WAS USED TO ORIENT THIS SURVEY TO THE PRIOR SURVEYS PERFORMED BY THIS OFFICE.
- A 5/8-INCH SQA REBAR AND CAP WAS FOUND NEAR THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY. THIS CORNER WAS USED TO ORIENT THIS SURVEY TO THE PRIOR SURVEYS PERFORMED BY THIS OFFICE.
- A 5/8-INCH SQA REBAR AND CAP WAS FOUND NEAR THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY. THIS CORNER WAS USED TO ORIENT THIS SURVEY TO THE PRIOR SURVEYS PERFORMED BY THIS OFFICE.
- A 5/8-INCH DK LEAK REBAR AND CAP WAS FOUND NEAR THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY. THIS CORNER WAS USED TO ORIENT THIS SURVEY TO THE PRIOR SURVEYS PERFORMED BY THIS OFFICE.
- A 5/8-INCH SNA REBAR AND CAP WAS FOUND AND ACCEPTED AS THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY.
- A 5/8-INCH REBAR WAS FOUND ON THE WEST LINE NEAR THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY. THIS CORNER WAS USED TO ORIENT THIS SURVEY TO THE PRIOR SURVEYS PERFORMED BY THIS OFFICE.
- A MAG NAIL WITH A SNA WASHER WAS FOUND AND ACCEPTED AS THE INSIDE CORNER ALONG THE WEST LINE OF THE SUBJECT PROPERTY.

LINES OF OCCUPATION:

- A WOOD PRIVACY FENCE FOUND RUNNING NORTH AND SOUTH ALONG THE EAST LINE OF THE SUBJECT TRACT IS 3 TO 8 FEET WEST OF THE LINE.
- A PARTIAL WIRE FENCE FOUND PER THE 1999 SNA SURVEY WAS RUNNING NORTH AND SOUTH MARKING THE NORTH HALF OF THE WEST LINE OF THE SUBJECT TRACT. THERE IS A 4 TO 5 FEET DIFFERENCE IN LOCATION OF THE FENCE AND THE LINE.
- A WOOD PRIVACY FENCE FOUND RUNNING NORTH AND SOUTH ALONG THE SOUTH HALF OF THE WEST LINE OF THE SUBJECT TRACT IS 2 FEET WEST OF THE LINE.
- A WOOD PRIVACY FENCE FOUND RUNNING EAST AND WEST ALONG THE SOUTH LINE OF THE SUBJECT TRACT IS 0 TO 4 FEET SOUTH OF THE LINE.
- A CONCRETE WALL RUNNING EAST AND WEST ALONG THE EAST HALF OF THE NORTH LINE OF THE SUBJECT TRACT IS AS MUCH AS 2 FEET NORTH AND 0 FEET SOUTH OF THE LINE.
- ALL OTHER OCCUPATION AS SHOWN ON THE SURVEY.

DISCREPANCIES IN RECORD DESCRIPTIONS AND PLATS:


- THIS SURVEY FINDS A PORTION OF THE NORTH LINE (APPROXIMATELY THE EAST 228 FEET) AS DEPICTED ON THE SURVEY OF THE SUBJECT PROPERTY TO HAVE AN UNKNOWN 18 TO 21 FOOT OVERLAP (MEASURED 12.0 FEET TO 14.6 FEET IN 2017) WITH THE DEEDS TO THE NORTH.
- THE ESTABLISHED BOUNDARY LINE SEEMS TO BE A LONG STANDING LINE AS SHOWN ON PRIOR SURVEYS. OCCUPATION MATCHES AS NOTED IN THE LINES OF OCCUPATIONS SECTION (SEE NOTE 5).

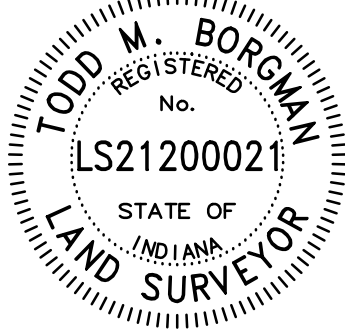
FINDINGS:

- THE SURVEY OF SECTION 28 PERFORMED DURING THE INITIAL 1999 SNA SURVEY OF THIS PROPERTY WAS USED FOR THE BASIS OF THIS SURVEY. RECOVERED LOCAL MONUMENTS REFERENCED ON THE PRIOR SNA SURVEYS WERE USED TO ORIENT AND LOCATE THIS SURVEY. THE PRIOR SNA SURVEYS USED THE RECORD BEARINGS AS A BASIS OF BEARINGS.
- THE SOUTH LINE OF THE SUBJECT PROPERTY WAS ESTABLISHED GOING RECORD DIRECTION AND DISTANCE FROM THE FOUND SOUTHWEST CORNER. THE ESTABLISHED SOUTHEAST CORNER MEASURES 89.91 FEET TO A 5/8-INCH REBAR WEST OF THE ESTABLISHED CORNER VS. THE RECORD 89.92 FEET SHOWN ON THE VARSITY VILLAS CONDOMINIUMS SECTION IX PLAT.
- THE NORTH AND EAST LINES OF THE SUBJECT PROPERTY WERE ESTABLISHED BY INTERSECTING A RECORD DIRECTION FROM THE BYNUM FANYO CAP AT THE NORTHWEST CORNER AND EXTENDING A LINE FROM THE SOUTHEAST CORNER THRU A POINT 6 FEET WEST OF THE NORTHWEST CORNER OF MATLOCK BUILDING A. THE MATLOCK COURT CONDOMINIUMS PLAT SHOWS THE PROPERTY LINE 6 FEET WEST OF THE BUILDING CORNER AND AGREES WITH THE BLEDSCOE RIGGERT & GUERRETTAZ, INC. AUGUST 01, 2007 SURVEY.
- THE SOUTH HALF TO THE WEST LINE WAS ESTABLISHED BY RUNNING A LINE FROM THE SOUTHWEST CORNER TO THE FOUND SNA MAG NAIL.
- THE JOG IN THE WEST LINE AND THE NORTH HALF OF THE WEST LINE WERE ESTABLISHED BY INTERSECTING THE RECORD DIRECTION FROM THE NORTHWEST CORNER AND THE JOG ANGLE FROM THE ESTABLISHED WEST LINE PER THE SNA SURVEY #4882.
- PER THE 2017 SURVEY AND THE PREVIOUS REFERENCED SURVEYS, IT SEEMS LIKELY THE SUBJECT SECTION CORNERS HAVE MOVED OR BEEN RE-SET IN DIFFERENT LOCATIONS.

THIS SURVEY WAS PERFORMED UNDER THE DIRECTION OF THE UNDERSIGNED, AND TO THE BEST OF THIS SURVEYOR'S KNOWLEDGE AND BELIEF WAS EXECUTED ACCORDING TO SURVEY REQUIREMENTS IN 865 IAC 1.12 FOR THE STATE OF INDIANA.

DATED SEPTEMBER 28, 2017


TODD M. BORGMAN
REGISTERED LAND SURVEYOR NO. 21200021
STATE OF INDIANA



I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW. (TODD BORGMAN)

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JOB TITLE:
**ALTA/NSPS SURVEY
CAMPUS COURT
BLOOMINGTON, INDIANA
SEC 28-T9N-R1W**

REVISIONS	BY	DATE

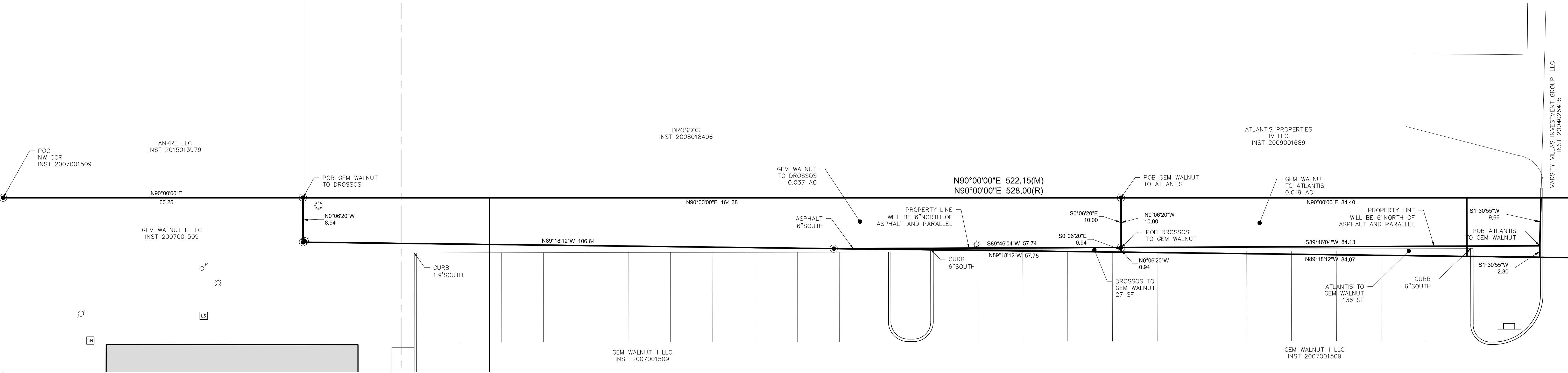
FIELD	SPP	REVISIONS	TMB	CHANGED	TMB

JOB NUMBER
2841

SHEET
2 OF 3

DATE
9/28/17

ALTA/NSPS
SURVEY



LEGEND

- RR SPIKE

STONE

REBAR

IRON PIPE

MAG NAIL

UTILITY POLE

LIGHT POLE

GUY WIRE

ELECTRIC METER

ELECTRIC MANHOLE

ELECTRIC VAULT

ELECTRIC HANDHOLE

ELECTRIC TRANSFORMER

SANITARY MANHOLE

CLEAN OUT

STORM MANHOLE

CURB INLET

INLET ROUND

INLET SQUARE

YARD INLET

DOWN SPOUT DRAIN

WATER VALVE

WATER MANHOLE

WATER METER

FIRE HYDRANT

OVERHEAD WIRES

SANITARY SEWER

UNDERGROUND GAS LINE

UNDERGROUND ELECTRIC LINE

UNDERGROUND COMMUNICATION LINE

WATER LINE

STORM SEWER

FENCE

AIR CONDITIONER

GAS METER

GAS VALVE

COMMUNICATION MANHOLE

COMMUNICATION VAULT

FIBER OPTIC MANHOLE

FIBER OPTIC VAULT

CONCRETE BOLLARD

SKIN

T-POST

UNKNOWN MANHOLE

UNKNOWN LID

MONITORING WELL

STEAM MANHOLE

STEAM METER

STEAM VAULT

CONIFEROUS TREE

DECIDUOUS TREE

M MEASURED

P PLATTED

R RECORD

RSB SET REBAR

RFB FOUND REBAR

RFP FOUND R/PIPE

FRS FOUND RAILROAD SPIKE

FMAG FOUND MAG NAIL

SMAG SET MAG NAIL

BC BUILDING CORNER

FND FOUND

P.D.O. POSSIBLE DEED OVERLAP

S.O. POSSIBLE DEED GAP

A.G. BELOW GRADE

A.G. ABOVE GRADE

OHW

S

G

E

C

W

ST

X

LEGAL DESCRIPTION-GEM WALNUT TO DROSSOS TRANSFER

A PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 9 NORTH, RANGE 1 WEST, MONROE COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LAND DESCRIBED IN INSTRUMENT 2007001509; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST (ASSUMED) ALONG THE NORTH LINE OF SAID INSTRUMENT 60.25 FEET TO THE WEST LINE OF LAND DESCRIBED IN INSTRUMENT 2008018496 AND TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID NORTH LINE 164.38 FEET TO THE EAST LINE OF LAND IN SAID INSTRUMENT 2008018496; THENCE SOUTH 00 DEGREES 06 MINUTES 20 SECONDS EAST ALONG SAID EAST LINE 10.00 FEET TO A POINT 0.5 FEET NORTH OF AN EXISTING ASPHALT PARKING LOT; THENCE SOUTH 89 DEGREES 46 MINUTES 04 SECONDS WEST PARALLEL AND 0.5 FEET NORTH OF SAID ASPHALT 57.74 FEET; THENCE NORTH 89 DEGREES 18 MINUTES 12 SECONDS WEST 106.64 FEET TO THE AFORESAID WEST LINE OF INSTRUMENT 2008018496; THENCE NORTH 00 DEGREES 06 MINUTES 20 SECONDS WEST ALONG SAID WEST LINE 8.94 FEET TO THE POINT OF BEGINNING, CONTAINING 0.037 ACRES, MORE OR LESS.

LEGAL DESCRIPTION-DROSSOS TO GEM WALNUT TRANSFER

A PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 9 NORTH, RANGE 1 WEST, MONROE COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LAND DESCRIBED IN INSTRUMENT 2007001509; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST (ASSUMED) ALONG THE NORTH LINE OF SAID INSTRUMENT 224.63 FEET TO THE EAST LINE OF LAND DESCRIBED IN INSTRUMENT 2008018496; THENCE SOUTH 00 DEGREES 06 MINUTES 20 SECONDS EAST ALONG SAID EAST LINE 10.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 06 MINUTES 20 SECONDS EAST 0.94 FEET TO THE SOUTH LINE OF SAID INSTRUMENT; THENCE NORTH 89 DEGREES 18 MINUTES 12 SECONDS WEST ALONG SAID SOUTH LINE 57.75 FEET TO A POINT 0.5 NORTH OF AN EXISTING ASPHALT PARKING LOT; THENCE NORTH 89 DEGREES 46 MINUTES 04 SECONDS EAST PARALLEL AND 0.5 NORTH OF SAID ASPHALT 57.74 FEET TO THE POINT OF BEGINNING, CONTAINING 27 SQUARE FEET, MORE OR LESS.

LEGAL DESCRIPTION-GEM WALNUT TO ATLANTIS TRANSFER

A PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 9 NORTH, RANGE 1 WEST, MONROE COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LAND DESCRIBED IN INSTRUMENT 2007001509; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST (ASSUMED) ALONG THE NORTH LINE OF SAID INSTRUMENT 224.63 FEET TO THE WEST LINE OF LAND DESCRIBED IN INSTRUMENT 2009001689 AND TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID NORTH LINE 84.40 FEET TO THE EAST LINE OF LAND IN SAID INSTRUMENT 2009001689; THENCE SOUTH 01 DEGREES 30 MINUTES 55 SECONDS EAST ALONG SAID EAST LINE 9.66 FEET TO A POINT 0.5 FEET NORTH OF AN EXISTING ASPHALT PARKING LOT; THENCE SOUTH 89 DEGREES 46 MINUTES 04 SECONDS WEST PARALLEL AND 0.5 FEET NORTH OF SAID ASPHALT 84.13 FEET TO THE AFORESAID WEST LINE OF INSTRUMENT 2009001689; THENCE NORTH 00 DEGREES 06 MINUTES 20 SECONDS WEST ALONG SAID WEST LINE 10.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.019 ACRES, MORE OR LESS.

LEGAL DESCRIPTION-ATLANTIS TO GEM WALNUT TRANSFER

A PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 9 NORTH, RANGE 1 WEST, MONROE COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LAND DESCRIBED IN INSTRUMENT 2007001509; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST (ASSUMED) ALONG THE NORTH LINE OF SAID INSTRUMENT 309.03 FEET TO THE EAST LINE OF LAND DESCRIBED IN INSTRUMENT 2009001689; THENCE SOUTH 01 DEGREES 30 MINUTES 55 SECONDS EAST ALONG SAID EAST LINE 9.66 FEET TO A POINT 0.5 FEET NORTH OF AN EXISTING ASPHALT PARKING LOT AND TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01 DEGREES 30 MINUTES 55 SECONDS WEST 2.30 FEET TO THE SOUTH LINE OF SAID INSTRUMENT; THENCE NORTH 89 DEGREES 18 MINUTES 12 SECONDS WEST ALONG SAID SOUTH LINE 84.07 FEET TO THE WEST LINE OF SAID INSTRUMENT; THENCE NORTH 00 DEGREES 06 MINUTES 20 SECONDS WEST ALONG SAID WEST LINE 0.94 FEET TO A POINT 0.5 FEET NORTH OF SAID ASPHALT; THENCE NORTH 89 DEGREES 46 MINUTES 04 SECONDS EAST PARALLEL AND 0.5 FEET NORTH OF SAID ASPHALT 84.13 FEET TO THE POINT OF BEGINNING, CONTAINING 136 SQUARE FEET, MORE OR LESS.

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JOB TITLE
NORTH LINE EXHIBIT
CAMPUS COURT
BLOOMINGTON, INDIANA
SEC 28-T9N-R1W

REVISIONS		BY	DATE

FIELD	DATE
SPP	
TMB	
TMB	

JOB NUMBER	
2841	
SHEET	
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DATE	
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EXHIBIT	